



Idaho Counties Ratio Study 2006

This ratio study was completed in March, 2007, and generally used sales which occurred between October 1, 2005 and September 30, 2006, to test 2006 assessments. Because of sample shortages in several counties and categories for which samples previously had been available, this time frame was expanded to include sales occurring several months on either side of the initial date parameters. This continues the practice of expanding samples to permit the most comprehensive ratio study to be conducted.

The 2006 study represents the first study completed using the procedures authorized under the revised provisions of property tax rule 131. Under these revisions, the median is used to test compliance for samples of five or more. Samples smaller than this quantity are not evaluated for equalization purposes. Assessment level compliance is tested with 90% confidence intervals. However, county reports contain a notation indicating any categories which would have failed to have been in compliance using an 80% confidence interval. Categories out of compliance based on 90% confidence intervals are subject to state equalization in 2007, unless 2007 values indicate compliance after completion of follow-up ratio studies. If 90% confidence intervals are in compliance, categories out of compliance based only on 80% confidence intervals will not be subject to state equalization unless this test is failed in three ratio studies. No categories currently are in this situation, although 28 categories in 20 counties failed 80% confidence based compliance for at least one year. More complete procedural information is found in the 2004 - 2005 Ratio Study Manual.

The 2006 ratio study shows 107 categories in 33 counties out of compliance with assessment level standards using 90% confidence intervals. These numbers are similar to the large number of non-complying categories indicated in the 2005 ratio study. The 2006 results represent 26.7% non-compliance at the 90% level of confidence and an additional 7.0% non-compliance at the 80% level of confidence. This year's study includes analyses of 401 category combinations. (Note that Charts I and II show 361 categories because of combinations of commercial, manufactured housing, and certain rural residential tract property categories in the statewide report that were not made in the county reports used to determine compliance.) Prior to state board of equalization recommendations, follow-up studies will be done to test 2007 assessments in the non-complying categories.

In 2006, 56.1% of all categories tested failed general uniformity standards, while 57.1% failed vertical equity (price-related differential) standards. These results indicate uniformity that has worsened since 2005.

The number of categories studied this year was greater than the number studied in 2005. The ratio studies continue to include many separate studies for various manufactured housing categories with sales including land.

Analysis:

The statewide overall median level of assessment was similar to, but slightly lower than that noted in 2005 for most categories of property. Uniformity statistics were somewhat worse in nearly every category. These results are somewhat logical extensions of the rapidly appreciating property market and, to an extent, less predictable market experienced in many counties during the 2005 – 2006 period from which sales were obtained.

The number of available sales leveled statewide and declined in some major counties during this period. Sample sizes generally were quite adequate and this is a strong indicator of probable representativeness of most samples. Although we cannot control underlying economic conditions which influence the potential volume of available sales, we often use expanded time frames to address diminished sample sizes and attempt to maintain as many analyses as possible. It is critical to continue to focus attention on the sample size issue to achieve the greatest possible representativeness.

Frequently, time adjustments were used in the 2006 ratio study to ensure that sales prices and assessed values both represented value as of January 1, 2006. Use of such adjustments expands in times of more rapid property value appreciation, as at present.

For compliance reports, categories or counties with fewer than five sales are not included. Detailed statistical reports, showing statistical information by county by category, include analyses of samples with as few as three sales and show submittals of one or two sales in any category, without accompanying statistics.

Changes for 2007 Ratio Study

When the 2007 ratio study is completed in March, 2008, only primary categories will be tested for compliance with assessment level and uniformity standards, so the number of categories to be tested will decrease as no more than 5 categories will be tested in any county.

Chart I
2006 Ratio Study Summary
Sales Received

| Category | Counties Studied | Totals | | Changes 2005/2006: | |
|------------------------------------|------------------|---------------|---------------|--------------------|--------------|
| | | 2006 | 2005 | Number | Percent |
| Urban Residential: | | | | | |
| Improved | 44 | 24,868 | 26,609 | (1,741) | -6.5% |
| Unimproved | 38 | 1,970 | 2,661 | (691) | -26.0% |
| Rural Residential: | | | | | |
| Subdivisions: | | | | | |
| Improved | 39 | 4,206 | 4,364 | (158) | -3.6% |
| Unimproved | 39 | 2,400 | 2,377 | 23 | 1.0% |
| Tracts: | | | | | |
| Improved | 41 | 1,404 | 2,075 | (671) | -32.3% |
| Unimproved | 33 | 838 | 999 | (161) | -16.1% |
| Condominiums: | | | | | |
| Condominiums: (Cat 26) | 9 | 413 | 381 | 32 | 8.4% |
| Condominiums: (Cat 27) | 3 | 39 | 32 | 7 | 21.9% |
| Commercial: | | | | | |
| Urban: | | | | | |
| Improved | 31 | 688 | 750 | (62) | -8.3% |
| Unimproved | 12 | 235 | 315 | (80) | -25.4% |
| Rural: | | | | | |
| Improved | 2 | 77 | 117 | (40) | -34.2% |
| Unimproved | 3 | 34 | 42 | (8) | -19.0% |
| | | | | | |
| Manufactured Homes: | | | | | |
| Manufactured Housing | 29 | 1,036 | 1,004 | 32 | 3.2% |
| Manufactured Housing w/land | 38 | 1,087 | 1,160 | (73) | -6.3% |
| Totals: | 361 | 39,295 | 42,886 | (3,591) | -8.4% |

Note: Counties studied may not match individual county reports because of commercial, rural tract, and manufactured housing category combinations.

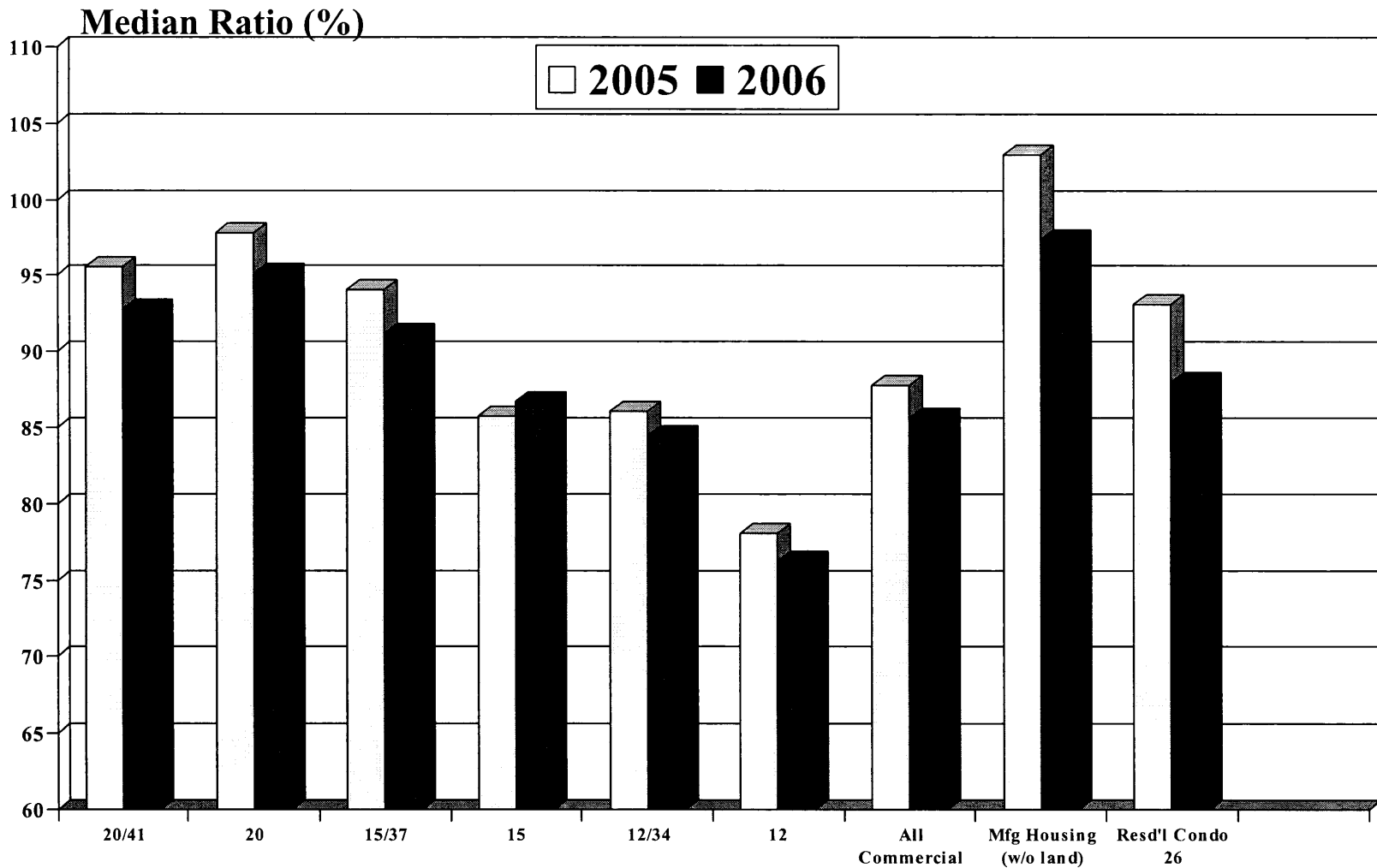
Chart II
2006 Final Ratio Study:
Summary of Results

| Category | Number of Counties* | Number in Sample | Assessment Level: | | Uniformity: | |
|------------------------------------|------------------------|---------------------|-------------------|--------|-------------|------|
| | | | Median | Mean | COD | PRD |
| Urban Residential: | | | | | | |
| Improved | 44 | 24,868 | 92.81 | 92.84 | 11.74 | 1.00 |
| Unimproved | 38 | 1,970 | 95.16 | 88.90 | 19.52 | 1.04 |
| Rural Residential: | | | | | | |
| Subdivisions: | | | | | | |
| Improved | 39 | 4,206 | 91.15 | 90.79 | 13.01 | 1.01 |
| Unimproved | 39 | 2,400 | 86.75 | 86.07 | 27.20 | 1.03 |
| Tracts: | | | | | | |
| Improved | 41 | 1,404 | 84.49 | 86.03 | 19.04 | 1.03 |
| Unimproved | 33 | 838 | 76.29 | 80.68 | 35.56 | 1.13 |
| Condominiums: | | | | | | |
| Condominiums: (Cat 26) | 9 | 413 | 87.97 | 86.28 | 13.05 | 1.03 |
| Condominiums: (Cat 27) | 3 | 39 | 92.43 | 92.02 | 16.75 | 1.04 |
| Commercial: | | | | | | |
| Urban: | | | | | | |
| Improved | 31 | 688 | 85.43 | 84.25 | 22.91 | 1.00 |
| Unimproved | 12 | 235 | 83.57 | 83.50 | 25.88 | 0.99 |
| Rural: | | | | | | |
| Improved | 2 | 77 | 86.07 | 84.50 | 21.49 | 1.12 |
| Unimproved | 3 | 34 | 93.63 | 86.68 | 24.23 | 1.05 |
| | | | | | | |
| Manufactured Housing: | | | | | | |
| Manufactured Housing | 29 | 1,036 | 97.39 | 102.32 | 24.54 | 1.11 |
| Manufactured Housing w/land | 38 | 1,087 | 85.09 | 85.77 | 20.49 | 1.03 |
| Totals: | 361 | 39,295 | | | | |

* Number of counties based on those with at least five sales.

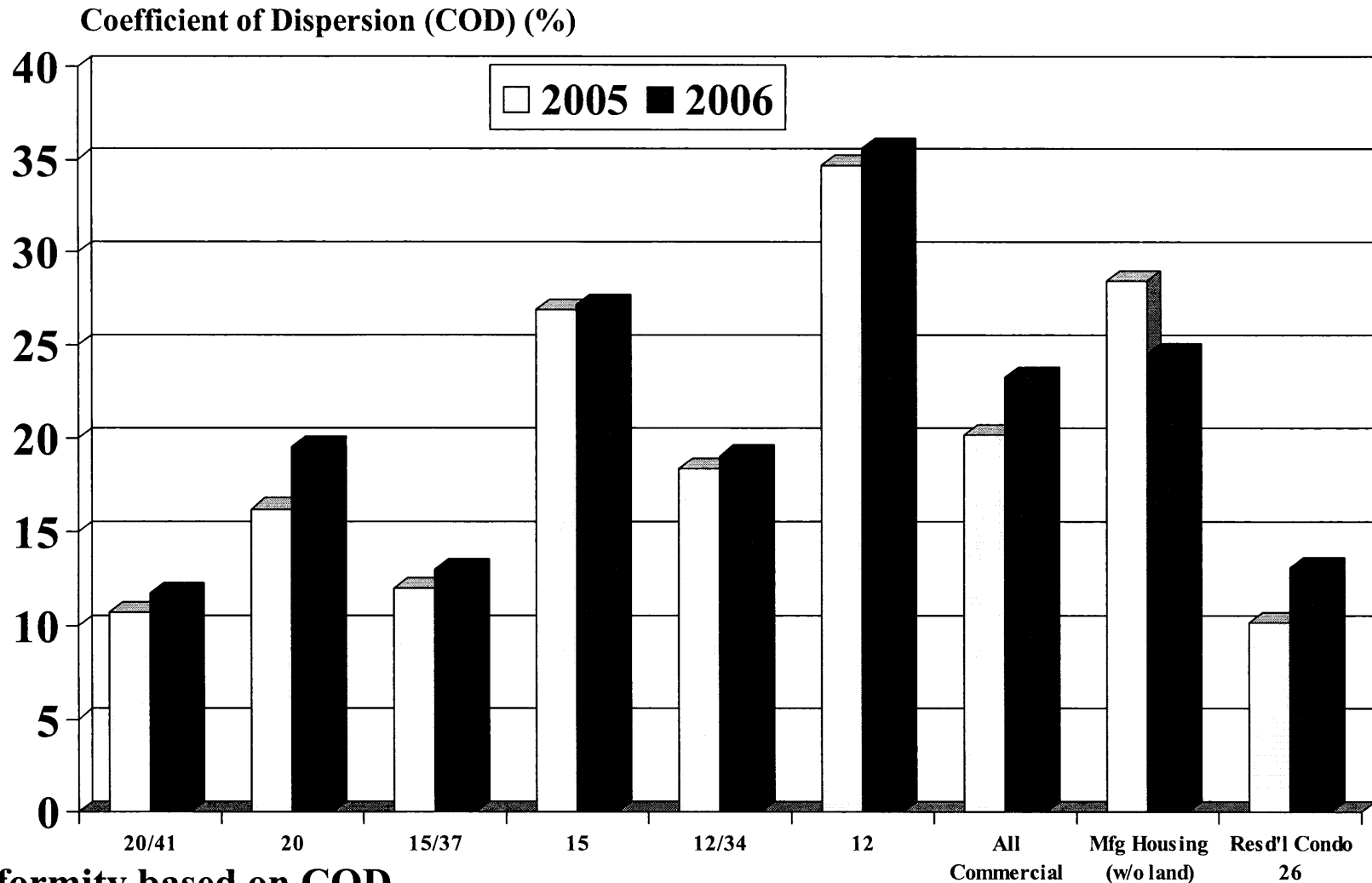
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Comparison of Ratio Study Level 2005 vs. 2006



**Based on median using all
sales in each category**

Comparison of Ratio Study Uniformity 2005 vs. 2006



Uniformity based on COD

Lower numbers equal better uniformity

| <u>County</u> | <u>Sales Count</u> | <u>Total Assessed Value (\$)</u> | <u>Total Sales Price or Value (\$)</u> | <u>Mean Ratio</u> | <u>Median Ratio</u> | <u>Geometric Mean Ratio</u> | <u>Weighted Mean Ratio</u> | <u>Price Related Differential</u> | <u>Coefficient of Dispersion (COD)</u> | <u>Coefficient of Variation (COV)</u> | <u>Probability of 90/110% Actual Mean</u> |
|---------------|--------------------|----------------------------------|--|-------------------|---------------------|-----------------------------|----------------------------|-----------------------------------|--|---------------------------------------|---|
| Ada | 11,531 | 2,622,368,489 | 2,807,521,756 | 93.29% | 93.12% | 92.52% | 93.41% | 0.99 | 9.80% | 12.85% | Approx.100% |
| Adams | 28 | 3,281,274 | 3,559,934 | 95.34% | 95.47% | 92.43% | 92.17% | 1.03 | 20.23% | 24.73% | 87.80% |
| Bannock | 1,114 | 123,819,552 | 137,680,433 | 90.83% | 91.67% | 89.89% | 89.93% | 1.01 | 10.00% | 14.29% | 98.30% |
| Bear Lake | 45 | 3,272,010 | 3,503,987 | 98.90% | 95.81% | 95.88% | 93.38% | 1.06 | 19.96% | 24.30% | 99.24% |
| Benewah | 34 | 2,765,720 | 3,352,908 | 83.65% | 79.32% | 80.95% | 82.49% | 1.01 | 21.83% | 26.10% | 4.46% |
| Bingham | 170 | 16,033,733 | 17,985,686 | 90.15% | 89.40% | 89.31% | 89.15% | 1.01 | 10.87% | 13.56% | 55.96% |
| Blaine | 60 | 41,594,218 | 45,148,824 | 95.61% | 96.35% | 94.78% | 92.13% | 1.04 | 10.24% | 13.26% | 99.97% |
| Boise | 35 | 4,224,820 | 4,448,680 | 95.98% | 99.73% | 94.36% | 94.97% | 1.01 | 13.90% | 17.97% | 97.93% |
| Bonner | 183 | 45,907,620 | 45,308,709 | 102.23% | 103.89% | 99.19% | 101.32% | 1.01 | 17.61% | 24.09% | Approx.100% |
| Bonneville | 871 | 113,267,899 | 125,025,182 | 90.86% | 90.80% | 90.00% | 90.60% | 1.00 | 10.45% | 13.69% | 97.88% |
| Boundary | 50 | 5,836,060 | 6,562,303 | 89.05% | 85.85% | 88.14% | 88.93% | 1.00 | 11.74% | 14.88% | 30.50% |
| Butte | 11 | 471,840 | 554,117 | 89.53% | 86.98% | 87.88% | 85.15% | 1.05 | 16.35% | 20.32% | 46.47% |
| Camas | 10 | 759,240 | 1,262,491 | 64.07% | 66.13% | 61.03% | 60.14% | 1.07 | 22.66% | 31.32% | 0.14% |
| Canyon | 4,086 | 590,320,270 | 621,750,058 | 94.69% | 96.79% | 93.23% | 94.94% | 1.00 | 13.62% | 17.37% | Approx.100% |
| Caribou | 79 | 5,648,011 | 6,470,867 | 91.03% | 83.55% | 87.65% | 87.28% | 1.04 | 23.53% | 28.63% | 63.68% |
| Cassia | 146 | 10,681,058 | 12,020,446 | 92.67% | 90.67% | 89.57% | 88.86% | 1.04 | 19.04% | 26.50% | 90.49% |
| Clark | 6 | 466,990 | 484,000 | 94.45% | 86.97% | 89.12% | 96.49% | 0.98 | 25.22% | 36.25% | 45.99% |
| Clearwater | 57 | 4,269,230 | 4,674,978 | 93.84% | 92.86% | 91.22% | 91.32% | 1.03 | 17.96% | 24.36% | 89.62% |
| Custer | 26 | 1,637,150 | 2,042,090 | 83.49% | 79.06% | 82.01% | 80.17% | 1.04 | 17.53% | 19.40% | 2.55% |
| Elmore | 454 | 52,642,275 | 59,881,774 | 87.50% | 87.70% | 86.93% | 87.91% | 1.00 | 8.14% | 11.34% | 0.00% |
| Franklin | 50 | 4,664,423 | 5,479,148 | 86.16% | 80.45% | 84.23% | 85.13% | 1.01 | 19.12% | 21.82% | 7.35% |
| Fremont | 52 | 4,144,750 | 5,531,127 | 77.20% | 76.55% | 75.94% | 74.93% | 1.03 | 15.24% | 18.52% | 0.00% |
| Gem | 280 | 31,689,240 | 35,938,009 | 89.23% | 88.17% | 88.20% | 88.18% | 1.01 | 11.50% | 16.18% | 18.41% |
| Gooding | 107 | 8,375,836 | 9,243,180 | 92.87% | 91.11% | 92.01% | 90.62% | 1.02 | 10.12% | 14.20% | 98.78% |
| Idaho | 70 | 6,284,954 | 6,758,022 | 97.79% | 97.42% | 95.47% | 93.00% | 1.05 | 16.73% | 22.37% | 99.85% |
| Jefferson | 95 | 9,571,624 | 10,073,585 | 95.10% | 93.99% | 94.63% | 95.02% | 1.00 | 7.68% | 9.99% | Approx.100% |
| Jerome | 101 | 8,262,630 | 9,885,219 | 86.69% | 83.03% | 84.73% | 83.59% | 1.04 | 16.56% | 22.81% | 4.55% |
| Kootenai | 2,487 | 552,124,334 | 584,017,549 | 96.27% | 95.96% | 95.41% | 94.54% | 1.02 | 9.96% | 13.56% | Approx.100% |
| Latah | 170 | 24,976,233 | 28,899,138 | 87.36% | 86.36% | 85.84% | 86.43% | 1.01 | 14.25% | 20.06% | 2.44% |
| Lemhi | 47 | 3,587,681 | 4,628,339 | 83.16% | 82.92% | 80.19% | 77.52% | 1.07 | 21.37% | 27.36% | 1.92% |
| Lewis | 48 | 3,765,150 | 4,570,989 | 84.41% | 84.68% | 81.40% | 82.37% | 1.02 | 21.47% | 25.89% | 3.75% |
| Lincoln | 17 | 1,223,370 | 1,584,494 | 84.95% | 76.67% | 81.65% | 77.21% | 1.10 | 24.11% | 30.18% | 21.36% |
| Madison | 95 | 12,621,951 | 13,912,369 | 90.74% | 91.22% | 89.61% | 90.72% | 1.00 | 12.44% | 16.02% | 68.79% |
| Minidoka | 142 | 9,922,462 | 10,537,414 | 96.41% | 95.52% | 94.79% | 94.16% | 1.02 | 13.65% | 18.30% | Approx.100% |
| Nez Perce | 564 | 69,777,461 | 79,726,408 | 89.72% | 87.25% | 88.34% | 87.52% | 1.03 | 12.94% | 19.33% | 34.83% |
| Oneida | 16 | 994,000 | 1,151,800 | 90.61% | 89.62% | 88.48% | 86.30% | 1.05 | 19.40% | 22.83% | 54.50% |
| Owyhee | 73 | 5,849,868 | 6,699,883 | 90.91% | 88.73% | 87.66% | 87.31% | 1.04 | 20.02% | 26.34% | 62.55% |
| Payette | 314 | 29,830,300 | 36,530,193 | 84.40% | 81.59% | 83.06% | 81.66% | 1.03 | 13.97% | 18.72% | 0.00% |
| Power | 38 | 2,783,445 | 3,326,548 | 85.55% | 83.39% | 84.24% | 83.67% | 1.02 | 13.08% | 18.08% | 3.75% |
| Shoshone | 181 | 18,202,040 | 20,756,738 | 91.62% | 89.89% | 87.37% | 87.69% | 1.04 | 23.35% | 32.73% | 76.42% |
| Teton | 19 | 4,061,561 | 4,494,119 | 88.63% | 95.62% | 86.68% | 90.38% | 0.98 | 11.79% | 19.10% | 36.44% |
| Twin Falls | 710 | 78,244,181 | 92,911,916 | 85.38% | 83.63% | 84.05% | 84.21% | 1.01 | 13.30% | 18.29% | 0.00% |
| Valley | 82 | 23,320,840 | 30,086,055 | 75.73% | 73.44% | 72.75% | 77.51% | 0.98 | 24.13% | 28.71% | 0.00% |
| Washington | 114 | 10,065,260 | 11,115,669 | 93.94% | 95.19% | 91.57% | 90.55% | 1.04 | 13.72% | 20.72% | 98.46% |

Statewide 24,868 4,573,609,220 4,927,097,726 92.84% 92.81% 98.39% 92.83% 1.00 11.74% 15.70% Approx.100%

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Mean Lower Confidence Interval (90%)</u> | <u>Mean Upper Confidence Interval (90%)</u> | <u>Median Lower Confidence Interval (90%)</u> | <u>Median Upper Confidence Interval (90%)</u> | <u>Weighted Mean Lower Confidence Interval (90%)</u> | <u>Weighted Mean Upper Confidence Interval (90%)</u> | <u>Distribution</u> | <u>Average Sale Price or Value (\$)</u> |
|---------------|---|---|---|---|--|--|---------------------|---|
| Ada | 93.10% | 93.47% | 92.88% | 93.32% | 93.22% | 93.59% | Non-Normal | 243,476 |
| Adams | 87.75% | 102.93% | 87.32% | 106.79% | 83.10% | 101.24% | Normal | 127,140 |
| Bannock | 90.19% | 91.47% | 91.08% | 92.39% | 89.20% | 90.67% | Non-Normal | 123,591 |
| Bear Lake | 93.01% | 104.79% | 89.60% | 107.55% | 85.56% | 101.20% | Normal | 77,866 |
| Benewah | 77.49% | 89.81% | 72.08% | 92.15% | 75.57% | 89.40% | Normal | 98,615 |
| Bingham | 88.61% | 91.69% | 87.48% | 91.20% | 87.58% | 90.72% | Non-Normal | 105,798 |
| Blaine | 92.91% | 98.30% | 92.23% | 100.00% | 87.86% | 96.39% | Normal | 752,480 |
| Boise | 91.18% | 100.77% | 90.38% | 105.96% | 88.19% | 101.74% | Normal | 127,105 |
| Bonner | 99.24% | 105.22% | 99.04% | 105.99% | 98.08% | 104.56% | Non-Normal | 247,589 |
| Bonneville | 90.16% | 91.55% | 89.79% | 92.09% | 89.73% | 91.46% | Non-Normal | |
| Boundary | 85.97% | 92.13% | 82.98% | 89.10% | 85.30% | 92.57% | Normal | 131,246 |
| Butte | 79.59% | 99.47% | 76.67% | 114.39% | 77.28% | 93.03% | Normal | 50,374 |
| Camas | 52.44% | 75.70% | 38.46% | 84.55% | 50.60% | 69.68% | Normal | 126,249 |
| Canyon | 94.27% | 95.12% | 96.40% | 97.18% | 94.50% | 95.38% | Non-Normal | 152,166 |
| Caribou | 86.21% | 95.85% | 79.78% | 90.33% | 82.96% | 91.60% | Normal | 81,910 |
| Cassia | 89.33% | 96.02% | 89.21% | 94.58% | 85.78% | 91.93% | Non-Normal | 82,332 |
| Clark | 66.28% | 122.61% | N/A | N/A | 72.85% | 120.12% | Normal | 80,667 |
| Clearwater | 88.86% | 98.82% | 83.29% | 97.58% | 87.01% | 95.63% | Normal | 82,017 |
| Custer | 78.06% | 88.91% | 71.63% | 92.26% | 75.16% | 85.18% | Normal | 78,542 |
| Elmore | 86.73% | 88.26% | 86.82% | 88.31% | 87.04% | 88.78% | Non-Normal | 131,898 |
| Franklin | 81.79% | 90.54% | 77.41% | 89.85% | 80.42% | 89.84% | Normal | 109,583 |
| Fremont | 73.94% | 80.46% | 69.24% | 79.95% | 71.42% | 78.45% | Normal | 106,368 |
| Gem | 87.81% | 90.65% | 86.08% | 89.49% | 86.98% | 89.37% | Non-Normal | 128,350 |
| Gooding | 90.77% | 94.97% | 89.36% | 93.82% | 87.90% | 93.33% | Non-Normal | 86,385 |
| Idaho | 93.49% | 102.09% | 90.66% | 100.33% | 88.33% | 97.67% | Normal | 96,543 |
| Jefferson | 93.50% | 96.70% | 93.13% | 96.03% | 92.93% | 97.10% | Normal | 106,038 |
| Jerome | 83.45% | 89.92% | 80.72% | 87.57% | 79.69% | 87.48% | Non-Normal | 97,873 |
| Kootenai | 95.84% | 96.70% | 95.59% | 96.51% | 93.86% | 95.22% | Non-Normal | 234,828 |
| Latah | 85.15% | 89.57% | 82.24% | 87.87% | 84.62% | 88.23% | Non-Normal | 169,995 |
| Lemhi | 77.70% | 88.61% | 74.29% | 90.32% | 72.27% | 82.76% | Normal | 98,475 |
| Lewis | 79.22% | 89.59% | 76.57% | 96.31% | 76.61% | 88.13% | Normal | 95,229 |
| Lincoln | 74.09% | 95.80% | 69.56% | 91.98% | 66.42% | 88.00% | Normal | 93,206 |
| Madison | 88.29% | 93.20% | 87.56% | 94.62% | 88.19% | 93.26% | Normal | 146,446 |
| Minidoka | 93.97% | 98.84% | 93.80% | 97.81% | 91.48% | 96.85% | Non-Normal | 74,207 |
| Nez Perce | 88.52% | 90.92% | 86.40% | 88.51% | 86.55% | 88.50% | Non-Normal | 141,359 |
| Oneida | 81.54% | 99.67% | 71.94% | 106.08% | 78.56% | 94.04% | Normal | 71,988 |
| Owyhee | 86.30% | 95.52% | 83.46% | 95.06% | 81.82% | 92.80% | Normal | 91,779 |
| Payette | 82.93% | 85.86% | 79.78% | 83.52% | 80.23% | 83.09% | Non-Normal | 116,338 |
| Power | 81.43% | 89.68% | 79.49% | 87.21% | 80.42% | 86.93% | Normal | 87,541 |
| Shoshone | 87.95% | 95.29% | 85.20% | 92.71% | 84.43% | 90.95% | Non-Normal | 114,678 |
| Teton | 81.90% | 95.37% | 84.87% | 97.27% | 84.02% | 96.73% | Normal | 236,533 |
| Twin Falls | 84.42% | 86.34% | 82.66% | 84.50% | 83.27% | 85.15% | Non-Normal | 130,862 |
| Valley | 71.78% | 79.68% | 65.93% | 79.49% | 73.15% | 81.87% | Normal | 366,903 |
| Washington | 90.94% | 96.94% | 92.47% | 97.01% | 86.38% | 94.72% | Non-Normal | 97,506 |

Statewide 92.69% 92.99% 92.65% 93.00% 92.75% 92.90% Non-normal 198,130

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Sales Count</u> | <u>Total Assessed Value (\$)</u> | <u>Total Sales Price or Value (\$)</u> | <u>Mean Ratio</u> | <u>Median Ratio</u> | <u>Geometric Mean Ratio</u> | <u>Weighted Mean Ratio</u> | <u>Price Related Differential</u> | <u>Coefficient of Dispersion (COD)</u> | <u>Coefficient of Variation (COV)</u> | <u>Probability of 90/110% Actual Mean</u> |
|---------------|--------------------|----------------------------------|--|-------------------|---------------------|-----------------------------|----------------------------|-----------------------------------|--|---------------------------------------|---|
| Ada | 779 | 72,441,800 | 80,737,821 | 94.97% | 99.09% | 93.05% | 89.72% | 1.06 | 12.44% | 18.69% | Approx.100% |
| Adams | 6 | 336,607 | 342,585 | 93.26% | 98.37% | 91.35% | 98.26% | 0.95 | 11.62% | 19.83% | 61.89% |
| Bannock | 25 | 986,723 | 1,328,144 | 78.25% | 84.76% | 74.82% | 74.29% | 1.05 | 23.35% | 28.88% | 0.79% |
| Bear Lake | 6 | 64,120 | 58,800 | 122.86% | 122.39% | 119.21% | 109.05% | 1.13 | 19.05% | 26.68% | 16.15% |
| Benewah | 5 | 61,000 | 82,800 | 75.55% | 80.00% | 72.25% | 73.67% | 1.03 | 15.57% | 28.47% | 9.23% |
| Bingham | 5 | 37,456 | 39,000 | 98.30% | 93.64% | 97.95% | 96.04% | 1.02 | 6.40% | 9.70% | 91.19% |
| Blaine | 16 | 9,528,900 | 10,655,000 | 82.79% | 86.56% | 77.70% | 89.43% | 0.93 | 22.32% | 33.05% | 15.37% |
| Boise | 18 | 329,070 | 581,760 | 57.57% | 57.28% | 56.35% | 56.56% | 1.02 | 17.46% | 21.03% | 0.00% |
| Bonner | 43 | 10,453,489 | 10,147,200 | 107.51% | 96.83% | 96.87% | 103.02% | 1.04 | 35.61% | 46.50% | 61.83% |
| Bonneville | 85 | 2,572,620 | 3,161,311 | 81.52% | 82.08% | 79.64% | 81.38% | 1.00 | 15.39% | 20.62% | 0.00% |
| Boundary | 12 | 157,042 | 260,947 | 64.48% | 60.58% | 61.64% | 60.18% | 1.07 | 23.43% | 32.65% | 0.07% |
| Butte | | | | | | | | | | | |
| Camas | 8 | 100,820 | 222,000 | 45.43% | 44.26% | 45.25% | 45.41% | 1.00 | 6.92% | 9.88% | 0.00% |
| Canyon | 218 | 8,806,510 | 10,001,288 | 91.41% | 96.98% | 87.50% | 88.05% | 1.04 | 18.80% | 26.65% | 80.23% |
| Caribou | | | | | | | | | | | |
| Cassia | 8 | 67,818 | 73,198 | 94.00% | 96.43% | 92.49% | 92.65% | 1.01 | 13.03% | 18.16% | 71.92% |
| Clark | | | | | | | | | | | |
| Clearwater | 9 | 159,709 | 224,000 | 71.71% | 56.22% | 67.75% | 71.30% | 1.01 | 38.40% | 35.51% | 3.07% |
| Custer | 9 | 156,640 | 187,028 | 103.33% | 90.55% | 91.86% | 83.75% | 1.23 | 45.61% | 51.23% | 40.65% |
| Elmore | 18 | 472,314 | 536,150 | 91.15% | 96.30% | 88.51% | 88.09% | 1.03 | 17.93% | 23.08% | 58.97% |
| Franklin | | | | | | | | | | | |
| Fremont | 15 | 468,690 | 571,372 | 78.73% | 74.74% | 74.04% | 82.03% | 0.96 | 27.79% | 35.25% | 6.86% |
| Gem | 60 | 2,057,300 | 2,187,815 | 95.33% | 99.87% | 94.53% | 94.03% | 1.01 | 7.60% | 12.35% | 99.98% |
| Gooding | 9 | 128,477 | 154,655 | 83.59% | 90.87% | 81.92% | 83.07% | 1.01 | 12.08% | 19.78% | 13.86% |
| Idaho | 6 | 99,505 | 145,200 | 100.10% | 107.00% | 81.42% | 68.53% | 1.46 | 38.25% | 55.69% | 32.11% |
| Jefferson | 12 | 290,320 | 284,300 | 102.93% | 100.21% | 102.56% | 102.12% | 1.01 | 5.33% | 9.38% | 98.59% |
| Jerome | 19 | 341,710 | 364,842 | 97.73% | 103.18% | 93.28% | 93.66% | 1.04 | 18.75% | 28.37% | 84.52% |
| Kootenai | 181 | 13,305,822 | 19,083,860 | 84.39% | 92.85% | 78.83% | 69.72% | 1.21 | 22.43% | 31.10% | 0.20% |
| Latah | 59 | 2,859,150 | 3,206,990 | 90.44% | 97.66% | 87.42% | 89.15% | 1.01 | 17.57% | 24.67% | 55.96% |
| Lemhi | 14 | 197,924 | 272,432 | 75.21% | 71.23% | 73.18% | 72.65% | 1.04 | 20.49% | 23.50% | 0.40% |
| Lewis | 6 | 64,970 | 71,031 | 107.18% | 106.55% | 97.32% | 91.47% | 1.17 | 31.94% | 48.92% | 32.04% |
| Lincoln | 5 | 209,730 | 290,000 | 97.16% | 92.80% | 94.68% | 72.32% | 1.34 | 18.55% | 25.11% | 57.35% |
| Madison | 8 | 292,550 | 300,029 | 97.04% | 100.00% | 96.87% | 97.51% | 1.00 | 3.29% | 6.14% | 99.35% |
| Minidoka | 12 | 140,083 | 163,536 | 94.51% | 92.10% | 91.70% | 85.66% | 1.10 | 18.48% | 25.87% | 70.69% |
| Nez Perce | 38 | 1,277,293 | 1,855,166 | 81.14% | 80.72% | 78.43% | 68.85% | 1.18 | 19.96% | 25.19% | 0.37% |
| Oneida | 1 | 15,940 | 23,000 | | | | | | | | |
| Owyhee | 16 | 187,685 | 352,650 | 62.44% | 70.86% | 53.58% | 53.22% | 1.17 | 25.69% | 37.83% | 0.02% |
| Payette | 33 | 596,420 | 770,431 | 83.26% | 77.78% | 78.73% | 77.41% | 1.08 | 29.94% | 32.77% | 7.78% |
| Power | 2 | 22,030 | 19,000 | 127.95% | 127.95% | 119.54% | 115.95% | 1.10 | 35.65% | 50.42% | 9.57% |
| Shoshone | 18 | 437,913 | 912,200 | 53.82% | 49.56% | 45.53% | 48.01% | 1.12 | 44.46% | 51.42% | 0.00% |
| Teton | 19 | 952,741 | 1,224,254 | 84.67% | 94.15% | 79.88% | 77.82% | 1.09 | 17.39% | 28.74% | 17.58% |
| Twin Falls | 69 | 1,827,171 | 2,829,489 | 68.55% | 63.01% | 64.54% | 64.58% | 1.06 | 31.34% | 36.38% | 0.00% |
| Valley | 81 | 9,854,970 | 13,259,930 | 72.79% | 72.10% | 67.01% | 74.32% | 0.98 | 34.74% | 39.72% | 0.00% |
| Washington | 17 | 582,830 | 627,296 | 98.46% | 100.04% | 95.29% | 92.91% | 1.06 | 17.75% | 23.45% | 89.68% |

Statewide 1,970 142,943,862 167,602,753 88.90% 95.16% 84.75% 85.29% 1.04 19.52% 28.01% 97.50%

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Mean Lower Confidence Interval (90%)</u> | <u>Mean Upper Confidence Interval (90%)</u> | <u>Median Lower Confidence Interval (90%)</u> | <u>Median Upper Confidence Interval (90%)</u> | <u>Meighted Mean Lower Confidence Interval (90%)</u> | <u>Weighted Mean Upper Confidence Interval (90%)</u> | <u>Distribution</u> | <u>Average Sale Price or Value (\$)</u> |
|---------------|---|---|---|---|--|--|---------------------|---|
| Ada | 93.93% | 96.02% | 98.41% | 99.40% | 87.99% | 91.45% | Non-Normal | 103,643 |
| Adams | 78.04% | 108.47% | 70.72% | 106.50% | 66.89% | 129.62% | Normal | 57,098 |
| Bannock | 70.52% | 85.98% | 55.04% | 97.10% | 64.32% | 84.27% | Normal | 53,126 |
| Bear Lake | 95.90% | 149.83% | N/A | N/A | 87.54% | 130.56% | Normal | 9,800 |
| Benewah | 55.04% | 96.05% | | | 47.42% | 99.92% | Normal | 16,560 |
| Bingham | 89.21% | 107.39% | N/A | N/A | 89.09% | 103.00% | Normal | 7,800 |
| Blaine | 70.80% | 94.78% | 81.23% | 94.44% | 80.62% | 98.25% | Normal | 665,938 |
| Boise | 52.60% | 62.54% | 50.15% | 63.71% | 51.10% | 62.03% | Normal | 32,320 |
| Bonner | 94.97% | 120.05% | 91.43% | 114.21% | 91.33% | 114.71% | Normal | 235,981 |
| Bonneville | 78.52% | 84.52% | 76.47% | 84.37% | 77.27% | 85.49% | Normal | |
| Boundary | 53.56% | 75.39% | 47.67% | 74.00% | 46.22% | 74.14% | Normal | 21,746 |
| Butte | | | | | | | | |
| Camas | 42.42% | 48.44% | NA | NA | 42.22% | 48.61% | Normal | 27,750 |
| Canyon | 88.70% | 94.12% | 94.21% | 98.09% | 84.83% | 91.28% | Non-Normal | 45,877 |
| Caribou | | | | | | | | |
| Cassia | 82.56% | 105.44% | NA | NA | 82.76% | 102.54% | Normal | 9,150 |
| Clark | | | | | | | | |
| Clearwater | 55.92% | 87.49% | 51.08% | 99.70% | 54.62% | 87.98% | Normal | 24,889 |
| Custer | 70.51% | 136.14% | 60.27% | 181.35% | 56.22% | 111.29% | Normal | 20,781 |
| Elmore | 82.52% | 99.78% | 77.14% | 108.04% | 76.42% | 99.77% | Normal | 29,786 |
| Franklin | | | | | | | | |
| Fremont | 66.11% | 91.34% | 57.34% | 93.94% | 60.62% | 103.44% | Normal | 38,091 |
| Gem | 92.83% | 97.83% | 97.69% | 100.26% | 91.25% | 96.82% | Non-Normal | 36,464 |
| Gooding | 73.34% | 93.84% | 67.91% | 94.34% | 70.20% | 95.95% | Normal | 17,184 |
| Idaho | 54.25% | 145.96% | 34.98% | 159.96% | 23.23% | 113.83% | Normal | 24,200 |
| Jefferson | 97.92% | 107.93% | 97.56% | 105.26% | 98.10% | 106.13% | Normal | 23,692 |
| Jerome | 86.70% | 108.76% | 93.59% | 108.95% | 84.38% | 102.94% | Normal | 19,202 |
| Kootenai | 81.18% | 87.60% | 85.40% | 96.34% | 57.32% | 82.13% | Non-Normal | 105,436 |
| Latah | 85.66% | 95.22% | 88.58% | 100.26% | 83.98% | 94.33% | Normal | 54,356 |
| Lemhi | 66.84% | 83.57% | 63.55% | 94.02% | 64.32% | 80.99% | Normal | 19,459 |
| Lewis | 64.05% | 150.31% | 56.04% | 169.34% | 54.23% | 128.70% | Normal | 11,839 |
| Lincoln | 73.90% | 120.42% | N/A | N/A | 55.74% | 88.90% | Normal | 58,000 |
| Madison | 93.04% | 101.03% | NA | NA | 93.90% | 101.11% | Normal | 37,504 |
| Minidoka | 81.84% | 107.19% | 77.21% | 102.57% | 71.84% | 99.48% | Normal | 13,628 |
| Nez Perce | 75.68% | 86.59% | 72.13% | 89.74% | 56.94% | 80.76% | Normal | 48,820 |
| Oneida | | | | | | | | |
| Owyhee | 52.09% | 72.79% | 53.86% | 79.17% | 39.49% | 66.96% | Normal | 22,041 |
| Payette | 75.45% | 91.07% | 66.35% | 103.35% | 69.54% | 85.28% | Normal | 23,346 |
| Power | | | | | | | Normal | 9,500 |
| Shoshone | 42.47% | 65.16% | 44.74% | 73.37% | 34.35% | 61.66% | Normal | 50,678 |
| Teton | 74.99% | 94.34% | 83.06% | 98.18% | 63.51% | 92.13% | Normal | 64,434 |
| Twin Falls | 63.61% | 73.49% | 55.07% | 69.28% | 60.67% | 68.48% | Normal | 41,007 |
| Valley | 67.50% | 78.07% | 60.70% | 81.22% | 68.13% | 80.51% | Normal | 163,703 |
| Washington | 88.68% | 108.24% | 82.01% | 114.17% | 78.21% | 107.62% | Normal | 36,900 |

Statewide 87.98% 89.83% 94.00% 96.06% 83.10% 87.47% Non-normal 85,078

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Sales Count</u> | <u>Total Assessed Value (\$)</u> | <u>Total Sales Price or Value (\$)</u> | <u>Mean Ratio</u> | <u>Median Ratio</u> | <u>Geometric Mean Ratio</u> | <u>Weighted Mean Ratio</u> | <u>Price Related Differential</u> | <u>Coefficient of Dispersion (COD)</u> | <u>Coefficient of Variation (COV)</u> | <u>Probability of 90/110% Actual Mean</u> |
|---------------|--------------------|----------------------------------|--|-------------------|---------------------|-----------------------------|----------------------------|-----------------------------------|--|---------------------------------------|---|
| Ada | 2,000 | 461,140,899 | 508,511,791 | 91.63% | 91.91% | 90.86% | 90.68% | 1.01 | 9.60% | 12.80% | Approx.100% |
| Adams | 12 | 3,624,263 | 3,592,823 | 100.91% | 102.27% | 99.69% | 100.88% | 1.00 | 11.04% | 17.14% | 92.62% |
| Bannock | 36 | 7,452,200 | 8,805,809 | 86.16% | 87.92% | 85.08% | 84.63% | 1.02 | 12.18% | 15.78% | 4.46% |
| Bear Lake | 11 | 1,748,450 | 1,990,339 | 87.98% | 86.50% | 87.60% | 87.85% | 1.00 | 7.05% | 9.74% | 22.65% |
| Benewah | 10 | 1,407,430 | 1,527,078 | 98.82% | 83.86% | 94.73% | 92.16% | 1.07 | 23.07% | 35.73% | 60.36% |
| Bingham | 24 | 2,495,746 | 3,123,949 | 88.27% | 82.65% | 85.46% | 79.89% | 1.10 | 19.15% | 28.87% | 37.09% |
| Blaine | 19 | 16,720,520 | 18,971,106 | 92.51% | 97.86% | 91.54% | 88.14% | 1.05 | 9.96% | 14.28% | 79.06% |
| Boise | 110 | 23,015,190 | 25,010,584 | 92.64% | 90.55% | 90.55% | 92.02% | 1.01 | 16.53% | 21.35% | 91.92% |
| Bonner | 158 | 57,401,626 | 59,610,465 | 99.74% | 95.67% | 96.75% | 96.29% | 1.04 | 19.18% | 26.13% | Approx.100% |
| Bonneville | 175 | 27,445,815 | 30,986,236 | 90.82% | 91.98% | 89.88% | 88.57% | 1.03 | 10.84% | 14.40% | 79.67% |
| Boundary | 14 | 2,410,810 | 2,334,817 | 108.62% | 102.30% | 106.97% | 103.25% | 1.05 | 13.53% | 18.11% | 59.96% |
| Butte | | | | | | | | | | | |
| Camas | 7 | 595,499 | 1,046,500 | 55.50% | 50.35% | 53.63% | 56.90% | 0.98 | 24.71% | 28.71% | 0.06% |
| Canyon | 508 | 125,195,670 | 134,584,135 | 92.12% | 95.93% | 89.98% | 93.02% | 0.99 | 16.48% | 20.82% | 99.36% |
| Caribou | 10 | 1,025,467 | 1,170,700 | 88.62% | 87.01% | 87.61% | 87.59% | 1.01 | 12.77% | 16.23% | 38.34% |
| Cassia | 15 | 2,380,933 | 2,602,146 | 95.53% | 90.47% | 93.87% | 91.50% | 1.04 | 14.15% | 21.38% | 83.59% |
| Clark | | | | | | | | | | | |
| Clearwater | 13 | 1,135,254 | 1,164,050 | 106.64% | 101.60% | 103.10% | 97.53% | 1.09 | 22.66% | 26.56% | 63.37% |
| Custer | 10 | 1,145,330 | 1,313,996 | 98.11% | 89.76% | 95.11% | 87.16% | 1.13 | 23.13% | 27.23% | 72.24% |
| Elmore | 56 | 8,663,156 | 10,620,772 | 84.12% | 85.12% | 82.74% | 81.57% | 1.03 | 12.46% | 18.28% | 0.21% |
| Franklin | 8 | 888,640 | 1,432,400 | 60.35% | 63.80% | 57.33% | 62.04% | 0.97 | 19.65% | 31.59% | 0.15% |
| Fremont | 65 | 12,993,653 | 14,817,955 | 86.29% | 83.71% | 83.52% | 87.69% | 0.98 | 20.22% | 26.50% | 9.51% |
| Gem | 44 | 7,606,590 | 9,169,898 | 84.52% | 83.26% | 83.94% | 82.95% | 1.02 | 9.83% | 11.84% | 0.00% |
| Gooding | 12 | 1,762,269 | 2,105,860 | 85.06% | 83.42% | 84.63% | 83.68% | 1.02 | 7.96% | 10.51% | 4.11% |
| Idaho | 24 | 3,300,704 | 4,187,866 | 82.39% | 84.59% | 81.03% | 78.82% | 1.05 | 14.88% | 18.42% | 1.10% |
| Jefferson | 101 | 19,160,783 | 20,111,525 | 95.52% | 96.66% | 95.31% | 95.27% | 1.00 | 5.11% | 6.55% | Approx.100% |
| Jerome | 32 | 4,797,160 | 6,151,222 | 77.95% | 79.31% | 77.02% | 77.99% | 1.00 | 11.91% | 15.59% | 0.00% |
| Kootenai | 349 | 134,057,829 | 152,500,666 | 91.45% | 91.54% | 90.13% | 87.91% | 1.04 | 12.88% | 16.99% | 95.91% |
| Latah | 9 | 1,518,876 | 1,779,148 | 90.23% | 84.63% | 88.38% | 85.37% | 1.06 | 15.82% | 23.40% | 50.10% |
| Lemhi | 27 | 3,929,941 | 5,477,993 | 75.02% | 78.23% | 73.56% | 71.74% | 1.05 | 13.71% | 18.89% | 0.00% |
| Lewis | 1 | 73,610 | 134,000 | | | | | | | | |
| Lincoln | 2 | 242,160 | 289,000 | 83.92% | 83.92% | 83.85% | 83.79% | 1.00 | 4.07% | 5.76% | 12.42% |
| Madison | 17 | 2,928,166 | 2,971,173 | 95.93% | 93.03% | 94.49% | 98.55% | 0.97 | 14.47% | 17.99% | 91.03% |
| Minidoka | 13 | 1,733,639 | 1,966,157 | 92.63% | 92.71% | 91.70% | 88.17% | 1.05 | 11.36% | 14.53% | 75.23% |
| Nez Perce | 11 | 2,925,674 | 3,377,264 | 87.26% | 84.54% | 86.81% | 86.63% | 1.01 | 5.71% | 11.60% | 19.56% |
| Oneida | 3 | 505,563 | 734,000 | 72.40% | 64.61% | 71.42% | 68.88% | 1.05 | 13.95% | 20.87% | 6.65% |
| Owyhee | 24 | 4,406,092 | 5,727,737 | 75.65% | 71.96% | 74.27% | 76.93% | 0.98 | 15.36% | 19.43% | 0.00% |
| Payette | 23 | 3,365,070 | 4,141,810 | 83.46% | 83.94% | 82.66% | 81.25% | 1.03 | 10.77% | 14.45% | 0.82% |
| Power | 7 | 717,947 | 958,800 | 78.14% | 79.65% | 76.47% | 74.88% | 1.04 | 16.29% | 23.16% | 6.52% |
| Shoshone | 37 | 4,256,472 | 5,167,679 | 80.20% | 81.27% | 76.38% | 82.37% | 0.97 | 23.37% | 29.28% | 0.55% |
| Teton | 27 | 8,053,681 | 9,669,982 | 85.01% | 87.89% | 84.08% | 83.29% | 1.02 | 12.61% | 14.86% | 2.51% |
| Twin Falls | 61 | 10,353,124 | 14,604,042 | 73.31% | 72.19% | 72.28% | 70.89% | 1.03 | 13.62% | 17.12% | 0.00% |
| Valley | 109 | 37,212,470 | 43,976,382 | 86.23% | 85.67% | 82.96% | 84.62% | 1.02 | 21.76% | 27.78% | 4.95% |
| Washington | 12 | 1,956,260 | 2,043,689 | 96.73% | 97.37% | 95.64% | 95.72% | 1.01 | 10.75% | 14.92% | 92.85% |

Statewide 4,206 1,013,750,631 1,130,463,544 90.79% 91.15% 89.34% 89.68% 1.01 13.01% 17.73% 100.00%

Some Counties DO NOT have sales in some of the categories.

| County | Mean Lower Confidence Interval (90%) | Mean Upper Confidence Interval (90%) | Median Lower Confidence Interval (90%) | Median Upper Confidence Interval (90%) | Meighted Mean Lower Confidence Interval (90%) | Weighted Mean Upper Confidence Interval (90%) | Distribution | Average Sale Price or Value (\$) |
|---------------|---|---|---|---|--|--|---------------------|---|
| Ada | 91.20% | 92.06% | 91.40% | 92.31% | 90.07% | 91.30% | Non-Normal | 254,256 |
| Adams | 91.94% | 109.88% | 87.95% | 104.42% | 90.82% | 110.93% | Normal | 299,402 |
| Bannock | 82.43% | 89.89% | 81.39% | 92.51% | 78.83% | 90.42% | Normal | 244,606 |
| Bear Lake | 83.30% | 92.66% | 85.54% | 94.37% | 82.35% | 93.35% | Normal | 180,940 |
| Benewah | 78.35% | 119.28% | 77.97% | 116.56% | 78.45% | 105.88% | Normal | 152,708 |
| Bingham | 79.35% | 97.18% | 75.49% | 88.76% | 74.12% | 85.66% | Normal | 130,165 |
| Blaine | 87.25% | 97.77% | 81.39% | 99.02% | 79.84% | 96.43% | Normal | 998,479 |
| Boise | 89.54% | 95.74% | 87.68% | 94.53% | 88.07% | 95.97% | Non-Normal | 227,369 |
| Bonner | 96.33% | 103.15% | 92.99% | 97.75% | 92.57% | 100.02% | Non-Normal | 377,281 |
| Bonneville | 89.20% | 92.45% | 90.21% | 94.37% | 85.81% | 91.34% | Non-Normal | |
| Boundary | 99.31% | 117.93% | 100.41% | 118.55% | 91.01% | 115.49% | Normal | 166,773 |
| Butte | | | | | | | | |
| Camas | 43.80% | 67.20% | N/A | N/A | 42.09% | 71.71% | Normal | 149,500 |
| Canyon | 90.72% | 93.52% | 93.68% | 97.15% | 91.49% | 94.56% | Non-Normal | 264,929 |
| Caribou | 80.28% | 96.95% | 78.09% | 96.17% | 80.20% | 94.99% | Normal | 117,070 |
| Cassia | 86.24% | 104.82% | 83.61% | 101.88% | 82.66% | 100.33% | Normal | 173,476 |
| Clark | | | | | | | | |
| Clearwater | 92.64% | 120.64% | 91.13% | 129.23% | 79.82% | 115.23% | Normal | 89,542 |
| Custer | 82.62% | 113.59% | 71.31% | 136.16% | 78.77% | 95.55% | Normal | 131,400 |
| Elmore | 80.74% | 87.50% | 82.80% | 86.98% | 77.79% | 85.35% | Normal | 189,657 |
| Franklin | 47.58% | 73.13% | 37.31% | 72.03% | 47.97% | 76.11% | Normal | 179,050 |
| Fremont | 81.62% | 90.95% | 78.06% | 87.58% | 79.26% | 96.11% | Normal | 227,969 |
| Gem | 82.04% | 87.00% | 79.96% | 86.25% | 80.25% | 85.65% | Normal | 208,407 |
| Gooding | 80.42% | 89.70% | 78.89% | 93.43% | 78.19% | 89.17% | Normal | 175,488 |
| Idaho | 77.08% | 87.70% | 68.42% | 94.09% | 72.04% | 85.59% | Normal | 174,494 |
| Jefferson | 94.50% | 96.54% | 95.08% | 97.40% | 93.88% | 96.66% | Non-Normal | 199,124 |
| Jerome | 74.42% | 81.49% | 73.17% | 82.72% | 72.82% | 83.15% | Normal | 192,226 |
| Kootenai | 90.08% | 92.82% | 90.00% | 93.44% | 86.32% | 89.49% | Non-Normal | 436,965 |
| Latah | 77.13% | 103.32% | 77.04% | 99.46% | 79.44% | 91.30% | Normal | 197,683 |
| Lemhi | 70.37% | 79.67% | 69.70% | 83.29% | 63.27% | 80.21% | Normal | 202,889 |
| Lewis | | | | | | | | |
| Lincoln | | | | | | | Normal | 144,500 |
| Madison | 88.63% | 103.24% | 88.42% | 107.46% | 89.22% | 107.88% | Normal | 174,775 |
| Minidoka | 85.97% | 99.28% | 87.56% | 101.04% | 77.69% | 98.66% | Normal | 151,243 |
| Nez Perce | 81.73% | 92.79% | 81.89% | 88.72% | 79.67% | 93.59% | Normal | 307,024 |
| Oneida | 46.93% | 97.88% | N/A | N/A | 51.65% | 86.11% | Normal | 244,667 |
| Owyhee | 70.51% | 80.79% | 69.69% | 82.14% | 70.37% | 83.48% | Normal | 238,656 |
| Payette | 79.14% | 87.78% | 76.10% | 87.37% | 75.69% | 86.80% | Normal | 180,079 |
| Power | 64.85% | 91.43% | 60.41% | 90.86% | 63.49% | 86.27% | Normal | 136,971 |
| Shoshone | 73.84% | 86.55% | 70.34% | 93.76% | 76.11% | 88.62% | Normal | 139,667 |
| Teton | 80.86% | 89.16% | 76.96% | 94.30% | 74.93% | 91.64% | Normal | 358,147 |
| Twin Falls | 70.67% | 75.96% | 67.84% | 75.87% | 67.40% | 74.39% | Normal | 239,411 |
| Valley | 82.46% | 90.01% | 79.65% | 91.26% | 80.05% | 89.18% | Non-Normal | 403,453 |
| Washington | 89.25% | 104.22% | 92.77% | 108.42% | 89.74% | 101.70% | Normal | 170,307 |

Statewide 90.38% 91.20% 90.77% 91.62% 89.16% 90.19% Normal 268,774

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Sales Count</u> | <u>Total Assessed Value (\$)</u> | <u>Total Sales Price or Value (\$)</u> | <u>Mean Ratio</u> | <u>Median Ratio</u> | <u>Geometric Mean Ratio</u> | <u>Weighted Mean Ratio</u> | <u>Price Related Differential</u> | <u>Coefficient of Dispersion (COD)</u> | <u>Coefficient of Variation (COV)</u> | <u>Probability of 90/110% Actual Mean</u> |
|---------------|--------------------|----------------------------------|--|-------------------|---------------------|-----------------------------|----------------------------|-----------------------------------|--|---------------------------------------|---|
| Ada | 194 | 26,220,300 | 31,164,769 | 93.88% | 92.22% | 89.43% | 84.13% | 1.12 | 26.43% | 30.19% | 97.13% |
| Adams | 45 | 5,175,360 | 6,289,191 | 92.51% | 93.56% | 88.06% | 82.29% | 1.12 | 20.89% | 29.32% | 73.24% |
| Bannock | 20 | 689,452 | 706,953 | 93.14% | 92.49% | 91.14% | 97.52% | 0.96 | 16.17% | 20.61% | 76.30% |
| Bear Lake | 37 | 1,426,450 | 1,702,220 | 86.27% | 83.11% | 81.38% | 83.80% | 1.03 | 28.07% | 34.25% | 22.06% |
| Benewah | 43 | 1,346,886 | 1,830,963 | 72.80% | 65.87% | 64.37% | 73.56% | 0.99 | 42.17% | 48.61% | 0.00% |
| Bingham | 2 | 25,500 | 32,000 | 78.77% | 78.77% | 78.16% | 79.69% | 0.99 | 12.45% | 17.60% | 87.49% |
| Blaine | 18 | 7,734,130 | 8,881,548 | 86.39% | 89.55% | 82.37% | 87.08% | 0.99 | 22.36% | 29.18% | 32.29% |
| Boise | 212 | 8,933,940 | 12,723,935 | 79.48% | 76.99% | 75.06% | 70.21% | 1.13 | 28.37% | 35.10% | 0.00% |
| Bonner | 259 | 36,730,656 | 40,169,111 | 105.72% | 98.89% | 94.32% | 91.44% | 1.16 | 38.13% | 45.35% | 92.51% |
| Bonneville | 49 | 1,606,338 | 2,056,683 | 82.64% | 82.47% | 79.26% | 78.10% | 1.06 | 23.25% | 27.75% | 1.22% |
| Boundary | 17 | 744,960 | 1,038,982 | 84.63% | 74.86% | 79.71% | 71.70% | 1.18 | 30.15% | 35.31% | 23.33% |
| Butte | | | | | | | | | | | |
| Camas | 9 | 257,845 | 406,000 | 70.10% | 61.00% | 65.04% | 63.51% | 1.10 | 36.39% | 42.80% | 3.89% |
| Canyon | 137 | 9,996,110 | 15,112,311 | 70.70% | 65.70% | 65.86% | 66.15% | 1.07 | 33.96% | 37.42% | 0.00% |
| Caribou | | | | | | | | | | | |
| Cassia | 7 | 103,200 | 106,260 | 98.89% | 94.77% | 98.29% | 97.12% | 1.02 | 6.13% | 12.78% | 91.44% |
| Clark | | | | | | | | | | | |
| Clearwater | 6 | 200,616 | 274,400 | 74.00% | 71.15% | 71.35% | 73.11% | 1.01 | 24.86% | 29.72% | 6.24% |
| Custer | 26 | 992,480 | 1,347,597 | 86.29% | 91.40% | 83.24% | 73.65% | 1.17 | 19.37% | 25.60% | 20.02% |
| Elmore | 62 | 1,850,658 | 2,966,458 | 74.75% | 69.51% | 69.49% | 62.39% | 1.20 | 34.61% | 38.04% | 0.00% |
| Franklin | 5 | 86,118 | 225,500 | 50.48% | 32.63% | 40.42% | 38.19% | 1.32 | 84.18% | 71.65% | 2.50% |
| Fremont | 213 | 9,195,310 | 11,221,736 | 87.83% | 85.70% | 84.38% | 81.94% | 1.07 | 22.08% | 28.04% | 9.85% |
| Gem | 7 | 433,100 | 713,000 | 65.66% | 61.90% | 64.20% | 60.74% | 1.08 | 17.77% | 22.77% | 0.24% |
| Gooding | 12 | 318,040 | 450,750 | 70.95% | 64.11% | 68.72% | 70.56% | 1.01 | 22.74% | 27.60% | 0.31% |
| Idaho | 110 | 4,754,278 | 5,305,743 | 91.38% | 90.91% | 88.36% | 89.61% | 1.02 | 18.87% | 24.84% | 73.57% |
| Jefferson | 128 | 3,610,270 | 3,791,377 | 97.34% | 97.52% | 96.58% | 95.22% | 1.02 | 8.85% | 12.28% | Approx. 100% |
| Jerome | 18 | 367,880 | 763,781 | 50.15% | 45.48% | 49.17% | 48.17% | 1.04 | 17.21% | 21.66% | 0.00% |
| Kootenai | 199 | 41,502,618 | 50,265,697 | 79.68% | 89.26% | 71.21% | 82.57% | 0.96 | 25.16% | 37.49% | 0.00% |
| Latah | 6 | 153,871 | 171,000 | 91.77% | 94.33% | 85.40% | 89.98% | 1.02 | 21.59% | 34.38% | 44.37% |
| Lemhi | 28 | 798,368 | 1,086,597 | 89.69% | 89.28% | 82.42% | 73.47% | 1.22 | 32.56% | 40.84% | 47.89% |
| Lewis | 6 | 131,970 | 176,961 | 75.07% | 75.78% | 74.96% | 74.58% | 1.01 | 3.57% | 5.85% | 0.02% |
| Lincoln | 1 | 24,500 | 45,000 | | | | | | | | |
| Madison | 6 | 162,514 | 191,000 | 88.71% | 94.52% | 86.08% | 85.09% | 1.04 | 19.31% | 25.34% | 41.26% |
| Minidoka | 9 | 226,403 | 254,578 | 92.51% | 87.37% | 90.44% | 88.93% | 1.04 | 16.99% | 22.02% | 62.29% |
| Nez Perce | 21 | 851,000 | 996,475 | 85.85% | 84.52% | 85.10% | 85.40% | 1.01 | 9.35% | 13.45% | 5.77% |
| Oneida | 8 | 187,824 | 210,800 | 92.95% | 91.34% | 90.02% | 89.10% | 1.04 | 25.01% | 26.67% | 58.03% |
| Owyhee | 57 | 1,828,223 | 2,967,782 | 61.16% | 63.08% | 52.67% | 61.60% | 0.99 | 38.40% | 47.40% | 0.00% |
| Payette | 20 | 662,520 | 964,761 | 76.21% | 69.77% | 73.56% | 68.67% | 1.11 | 24.24% | 27.26% | 0.39% |
| Power | 5 | 93,630 | 124,316 | 86.34% | 77.17% | 81.64% | 75.32% | 1.15 | 30.32% | 37.74% | 31.70% |
| Shoshone | 42 | 2,561,171 | 2,859,690 | 83.73% | 94.50% | 78.79% | 89.56% | 0.93 | 18.78% | 29.40% | 4.95% |
| Teton | 130 | 18,083,233 | 20,402,587 | 92.36% | 94.22% | 89.60% | 88.63% | 1.04 | 17.50% | 23.59% | 89.07% |
| Twin Falls | 32 | 1,037,450 | 1,708,722 | 65.60% | 66.25% | 62.23% | 60.71% | 1.08 | 26.19% | 32.95% | 0.00% |
| Valley | 189 | 25,837,170 | 32,045,823 | 82.21% | 84.28% | 78.01% | 80.63% | 1.02 | 24.21% | 31.24% | 0.00% |
| Washington | 5 | 102,550 | 212,500 | 72.21% | 92.14% | 47.93% | 48.26% | 1.50 | 41.59% | 70.29% | 15.28% |

Statewide 2,400 229,291,562 274,730,426 86.07% 86.75% 80.08% 83.46% 1.03 27.20% 35.91% 0.00%

Some Counties DO NOT have sales in some of the categories.

| County | Mean Lower Confidence Interval (90%) | Mean Upper Confidence Interval (90%) | Median Lower Confidence Interval (90%) | Median Upper Confidence Interval (90%) | Weighted Mean Lower Confidence Interval (90%) | Weighted Mean Upper Confidence Interval (90%) | Distribution | Average Sale Price or Value (\$) |
|---------------|---|---|---|---|--|--|---------------------|---|
| Ada | 90.54% | 97.23% | 83.33% | 96.99% | 79.70% | 88.57% | Non-Normal | 160,643 |
| Adams | 85.86% | 99.16% | 89.78% | 98.93% | 72.33% | 92.25% | Normal | 139,760 |
| Bannock | 85.72% | 100.56% | 82.39% | 105.03% | 88.41% | 106.63% | Normal | 35,348 |
| Bear Lake | 78.28% | 94.26% | 74.30% | 93.75% | 72.84% | 94.76% | Normal | 46,006 |
| Benewah | 63.92% | 81.68% | 58.82% | 83.24% | 59.86% | 87.26% | Normal | 42,581 |
| Bingham | | | | | | | Normal | 16,000 |
| Blaine | 71.78% | 101.00% | 62.48% | 108.69% | 68.08% | 106.08% | Normal | 888,155 |
| Boise | 76.33% | 82.63% | 72.75% | 81.71% | 66.59% | 73.84% | Non-Normal | 60,019 |
| Bonner | 100.82% | 110.63% | 93.33% | 106.07% | 84.40% | 98.48% | Non-Normal | 155,093 |
| Bonneville | 77.25% | 88.03% | 74.98% | 93.04% | 70.27% | 85.94% | Normal | |
| Boundary | 71.97% | 97.29% | 65.19% | 102.04% | 58.27% | 85.14% | Normal | 61,117 |
| Butte | | | | | | | | |
| Camas | 51.50% | 88.70% | 44.45% | 99.10% | 49.56% | 77.46% | Normal | 45,111 |
| Canyon | 66.99% | 74.42% | 59.50% | 71.80% | 61.38% | 70.91% | Non-Normal | 110,309 |
| Caribou | | | | | | | | |
| Cassia | 89.61% | 108.17% | N/A | N/A | 88.95% | 105.29% | Normal | 15,180 |
| Clark | | | | | | | | |
| Clearwater | 55.91% | 92.09% | 51.93% | 100.93% | 53.45% | 92.77% | Normal | 45,733 |
| Custer | 78.90% | 93.69% | 78.35% | 98.22% | 61.06% | 86.24% | Normal | 51,831 |
| Elmore | 68.81% | 80.69% | 57.48% | 77.04% | 57.35% | 67.42% | Normal | 47,846 |
| Franklin | 15.99% | 84.97% | N/A | N/A | 9.16% | 67.22% | Normal | 45,100 |
| Fremont | 85.06% | 90.61% | 82.65% | 88.45% | 76.85% | 87.04% | Non-Normal | 52,684 |
| Gem | 54.68% | 76.64% | 53.83% | 84.14% | 50.31% | 71.18% | Normal | 101,857 |
| Gooding | 60.79% | 81.10% | 57.14% | 93.33% | 61.47% | 79.64% | Normal | 37,563 |
| Idaho | 87.82% | 94.94% | 88.89% | 93.34% | 86.01% | 93.20% | Non-Normal | 48,234 |
| Jefferson | 95.60% | 99.08% | 95.43% | 98.79% | 92.21% | 98.24% | Non-Normal | 29,620 |
| Jerome | 45.70% | 54.61% | 43.00% | 53.65% | 44.47% | 51.86% | Normal | 42,432 |
| Kootenai | 76.19% | 83.16% | 83.56% | 91.69% | 79.32% | 85.81% | Non-Normal | 252,591 |
| Latah | 65.82% | 117.73% | 53.60% | 121.80% | 72.71% | 107.25% | Normal | 28,500 |
| Lemhi | 77.90% | 101.48% | 70.08% | 99.54% | 58.15% | 88.80% | Normal | 38,807 |
| Lewis | 71.46% | 78.68% | 69.88% | 79.19% | 61.94% | 87.21% | Normal | 29,494 |
| Lincoln | | | | | | | Normal | 45,000 |
| Madison | 70.22% | 107.20% | N/A | N/A | 65.49% | 104.69% | Normal | 31,833 |
| Minidoka | 79.88% | 105.13% | 70.03% | 106.45% | 73.55% | 104.31% | Normal | 28,286 |
| Nez Perce | 81.51% | 90.20% | 82.61% | 90.35% | 77.21% | 93.60% | Normal | 47,451 |
| Oneida | 76.34% | 109.56% | NA | NA | 71.61% | 106.59% | Normal | 26,350 |
| Owyhee | 54.84% | 67.47% | 49.12% | 70.34% | 54.73% | 68.47% | Normal | 52,066 |
| Payette | 68.18% | 84.24% | 63.21% | 96.15% | 59.33% | 78.01% | Normal | 48,238 |
| Power | 55.27% | 117.42% | 52.81% | 130.73% | 53.42% | 97.22% | Normal | 24,863 |
| Shoshone | 77.49% | 89.98% | 87.96% | 96.45% | 84.29% | 94.83% | Non-Normal | 68,088 |
| Teton | 89.21% | 95.50% | 91.67% | 97.60% | 84.35% | 92.92% | Non-Normal | 156,943 |
| Twin Falls | 59.31% | 71.88% | 48.58% | 74.04% | 54.35% | 67.08% | Normal | 53,398 |
| Valley | 79.13% | 85.28% | 79.10% | 87.14% | 76.33% | 84.92% | Non-Normal | 169,555 |
| Washington | 23.82% | 120.60% | N/A | N/A | 0.57% | 95.95% | Normal | 42,500 |

Statewide 85.03% 87.11% 85.69% 88.24% 81.87% 85.06% Normal 114,471

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Sales Count</u> | <u>Total Assessed Value (\$)</u> | <u>Total Sales Price or Value (\$)</u> | <u>Mean Ratio</u> | <u>Median Ratio</u> | <u>Geometric Mean Ratio</u> | <u>Weighted Mean Ratio</u> | <u>Price Related Differential</u> | <u>Coefficient of Dispersion (COD)</u> | <u>Coefficient of Variation (COV)</u> | <u>Probability of 90/110% Actual Mean</u> |
|---------------|--------------------|----------------------------------|--|-------------------|---------------------|-----------------------------|----------------------------|-----------------------------------|--|---------------------------------------|---|
| Ada | 53 | 14,727,551 | 20,734,562 | 73.71% | 73.77% | 71.68% | 71.03% | 1.04 | 19.15% | 23.65% | 0.00% |
| Adams | 6 | 775,644 | 1,051,639 | 76.36% | 80.63% | 74.95% | 73.76% | 1.04 | 9.96% | 18.92% | 3.33% |
| Bannock | 25 | 3,997,527 | 4,695,750 | 84.40% | 86.37% | 82.81% | 85.13% | 0.99 | 14.14% | 18.97% | 4.66% |
| Bear Lake | 10 | 660,100 | 790,295 | 84.62% | 84.96% | 83.76% | 83.53% | 1.01 | 11.71% | 14.83% | 10.39% |
| Benewah | 11 | 1,771,755 | 1,905,000 | 89.05% | 87.66% | 82.89% | 93.01% | 0.96 | 29.06% | 38.49% | 42.93% |
| Bingham | 40 | 4,116,331 | 4,990,303 | 84.23% | 83.30% | 83.63% | 82.49% | 1.02 | 9.85% | 12.29% | 0.00% |
| Blaine | 1 | 511,730 | 850,000 | | | | | | | | |
| Boise | 16 | 2,564,250 | 3,031,929 | 86.35% | 88.80% | 84.55% | 84.57% | 1.02 | 15.53% | 20.27% | 20.84% |
| Bonner | 149 | 40,941,464 | 46,140,878 | 95.65% | 95.30% | 90.52% | 88.73% | 1.08 | 25.04% | 32.34% | 98.68% |
| Bonneville | 35 | 4,115,273 | 5,403,011 | 77.74% | 80.70% | 76.36% | 76.17% | 1.02 | 15.06% | 18.64% | 0.00% |
| Boundary | 41 | 6,857,645 | 7,934,459 | 88.02% | 88.53% | 85.87% | 86.43% | 1.02 | 16.43% | 22.04% | 25.46% |
| Butte | 9 | 726,680 | 1,114,848 | 75.18% | 55.19% | 70.45% | 65.18% | 1.15 | 40.78% | 39.98% | 8.45% |
| Camas | | | | | | | | | | | |
| Canyon | 200 | 37,376,440 | 45,195,874 | 84.17% | 84.81% | 81.72% | 82.70% | 1.02 | 19.63% | 23.57% | 0.00% |
| Caribou | 7 | 717,790 | 882,182 | 86.65% | 85.38% | 83.90% | 81.37% | 1.06 | 17.18% | 25.01% | 33.38% |
| Cassia | 37 | 5,106,666 | 5,835,217 | 90.94% | 87.51% | 89.48% | 87.51% | 1.04 | 14.91% | 18.66% | 62.93% |
| Clark | | | | | | | | | | | |
| Clearwater | 7 | 801,749 | 871,000 | 98.97% | 101.15% | 92.11% | 92.05% | 1.08 | 25.80% | 38.81% | 48.21% |
| Custer | 8 | 830,070 | 1,090,178 | 76.08% | 74.11% | 74.42% | 76.14% | 1.00 | 18.15% | 21.76% | 2.42% |
| Elmore | 21 | 2,833,877 | 3,512,856 | 82.28% | 79.27% | 81.14% | 80.67% | 1.02 | 13.41% | 17.43% | 1.14% |
| Franklin | 16 | 1,148,746 | 1,341,329 | 87.62% | 87.24% | 86.63% | 85.64% | 1.02 | 11.49% | 15.12% | 24.15% |
| Fremont | 18 | 2,559,580 | 3,183,673 | 80.45% | 78.66% | 79.36% | 80.40% | 1.00 | 13.29% | 17.04% | 0.44% |
| Gem | 82 | 13,080,670 | 16,349,078 | 82.26% | 78.18% | 81.16% | 80.01% | 1.03 | 13.70% | 17.09% | 0.00% |
| Gooding | 28 | 3,235,080 | 3,868,832 | 86.81% | 85.11% | 85.04% | 83.62% | 1.04 | 16.60% | 20.61% | 17.70% |
| Idaho | 29 | 4,221,266 | 5,241,644 | 88.24% | 81.35% | 84.88% | 80.53% | 1.10 | 22.79% | 30.05% | 36.15% |
| Jefferson | 45 | 6,154,466 | 7,046,724 | 86.76% | 86.39% | 86.08% | 87.34% | 0.99 | 10.28% | 12.73% | 2.44% |
| Jerome | 18 | 2,134,764 | 2,886,000 | 72.85% | 70.44% | 70.55% | 73.97% | 0.98 | 19.30% | 27.46% | 0.10% |
| Kootenai | 124 | 50,913,615 | 56,898,384 | 91.99% | 90.46% | 90.32% | 89.48% | 1.03 | 14.47% | 19.98% | 88.49% |
| Latah | 13 | 2,456,017 | 2,961,809 | 84.62% | 79.15% | 83.45% | 82.92% | 1.02 | 14.08% | 17.97% | 11.31% |
| Lemhi | 20 | 3,619,804 | 4,623,730 | 91.15% | 79.89% | 86.15% | 78.29% | 1.16 | 30.11% | 36.70% | 54.97% |
| Lewis | 5 | 482,160 | 753,500 | 65.42% | 60.97% | 64.32% | 63.99% | 1.02 | 15.59% | 21.46% | 0.77% |
| Lincoln | 8 | 1,051,633 | 1,145,651 | 92.14% | 92.44% | 88.87% | 91.79% | 1.00 | 22.73% | 28.01% | 54.38% |
| Madison | 20 | 3,007,175 | 3,337,668 | 90.49% | 86.70% | 88.54% | 90.10% | 1.00 | 17.81% | 21.53% | 54.37% |
| Minidoka | 75 | 7,120,742 | 8,207,832 | 89.64% | 90.99% | 87.57% | 86.76% | 1.03 | 16.18% | 21.30% | 43.25% |
| Nez Perce | 17 | 2,638,745 | 2,912,308 | 94.96% | 98.69% | 92.53% | 90.61% | 1.05 | 15.32% | 21.68% | 82.80% |
| Oneida | 7 | 797,435 | 906,000 | 84.90% | 87.03% | 83.18% | 88.02% | 0.96 | 14.75% | 20.51% | 22.94% |
| Owyhee | 34 | 4,358,058 | 5,630,019 | 82.95% | 76.51% | 79.36% | 77.41% | 1.07 | 24.85% | 28.97% | 4.36% |
| Payette | 39 | 5,690,640 | 7,895,930 | 74.95% | 73.04% | 74.01% | 72.07% | 1.04 | 12.31% | 16.42% | 0.00% |
| Power | 7 | 816,335 | 948,300 | 91.83% | 80.69% | 89.12% | 86.08% | 1.07 | 21.87% | 28.37% | 51.34% |
| Shoshone | 28 | 3,144,623 | 3,512,677 | 91.68% | 84.93% | 86.50% | 89.52% | 1.02 | 28.26% | 37.03% | 59.84% |
| Teton | 5 | 932,060 | 1,454,000 | 65.56% | 64.57% | 63.44% | 64.10% | 1.02 | 17.88% | 26.70% | 1.54% |
| Twin Falls | 58 | 8,782,348 | 11,040,638 | 83.70% | 81.10% | 82.06% | 79.55% | 1.05 | 16.27% | 20.25% | 0.23% |
| Valley | 12 | 4,956,370 | 5,938,770 | 77.14% | 76.60% | 76.40% | 83.46% | 0.92 | 12.61% | 14.60% | 0.11% |
| Washington | 20 | 2,313,020 | 2,953,327 | 79.52% | 79.61% | 78.61% | 78.32% | 1.02 | 11.64% | 15.24% | 0.05% |

Statewide 1,404 265,047,894 317,067,803 86.03% 84.49% 83.50% 83.59% 1.03 19.04% 24.76% Approx.100%

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Mean Lower Confidence Interval (90%)</u> | <u>Mean Upper Confidence Interval (90%)</u> | <u>Median Lower Confidence Interval (90%)</u> | <u>Median Upper Confidence Interval (90%)</u> | <u>Weighted Mean Lower Confidence Interval (90%)</u> | <u>Weighted Mean Upper Confidence Interval (90%)</u> | <u>Distribution</u> | <u>Average Sale Price or Value (\$)</u> |
|---------------|---|---|---|---|--|--|---------------------|---|
| Ada | 69.77% | 77.65% | 66.55% | 78.79% | 66.84% | 75.22% | Normal | 391,218 |
| Adams | 64.48% | 88.24% | 58.48% | 86.67% | 58.96% | 88.55% | Normal | 175,273 |
| Bannock | 78.92% | 89.88% | 78.10% | 94.32% | 78.86% | 91.40% | Normal | 187,830 |
| Bear Lake | 77.34% | 91.89% | 68.03% | 97.96% | 73.18% | 93.87% | Normal | 79,030 |
| Benewah | 70.33% | 107.78% | 57.32% | 115.50% | 71.59% | 114.42% | Normal | 173,182 |
| Bingham | 81.54% | 86.92% | 79.37% | 85.41% | 79.42% | 85.56% | Normal | 124,758 |
| Blaine | | | | | | | | |
| Boise | 78.67% | 94.02% | 74.93% | 95.49% | 73.24% | 95.91% | Normal | 189,496 |
| Bonner | 91.48% | 99.82% | 87.91% | 99.45% | 83.46% | 94.00% | Non-Normal | 309,670 |
| Bonneville | 73.71% | 81.77% | 70.23% | 85.28% | 72.21% | 80.12% | Normal | |
| Boundary | 83.03% | 93.00% | 81.96% | 91.97% | 81.52% | 91.34% | Normal | 193,523 |
| Butte | 56.54% | 93.82% | 54.05% | 104.76% | 53.25% | 77.11% | Normal | 123,872 |
| Camas | | | | | | | | |
| Canyon | 81.87% | 86.48% | 80.83% | 87.91% | 80.04% | 85.36% | Non-Normal | 225,979 |
| Caribou | 70.73% | 102.57% | 72.00% | 102.36% | 63.96% | 98.77% | Normal | 126,026 |
| Cassia | 86.35% | 95.52% | 81.93% | 96.42% | 82.96% | 92.07% | Normal | 157,709 |
| Clark | | | | | | | | |
| Clearwater | 70.77% | 127.18% | N/A | N/A | 69.55% | 114.54% | Normal | 124,429 |
| Custer | 64.98% | 87.17% | 62.93% | 94.11% | 67.09% | 85.19% | Normal | 136,272 |
| Elmore | 76.88% | 87.68% | 76.82% | 84.78% | 74.96% | 86.39% | Normal | 167,279 |
| Franklin | 81.81% | 93.42% | 81.44% | 97.42% | 74.03% | 97.25% | Normal | 83,833 |
| Fremont | 74.82% | 86.07% | 73.49% | 85.59% | 75.25% | 85.55% | Normal | 176,871 |
| Gem | 79.70% | 84.81% | 76.36% | 81.39% | 77.70% | 82.32% | Normal | 199,379 |
| Gooding | 81.05% | 92.57% | 77.74% | 91.04% | 78.22% | 89.01% | Normal | 138,173 |
| Idaho | 79.86% | 96.61% | 75.39% | 89.87% | 74.91% | 86.16% | Normal | 180,746 |
| Jefferson | 84.05% | 89.47% | 80.96% | 89.78% | 84.67% | 90.01% | Normal | 156,594 |
| Jerome | 64.65% | 81.06% | 63.55% | 72.82% | 65.37% | 82.57% | Normal | 160,333 |
| Kootenai | 89.27% | 94.70% | 87.60% | 92.87% | 86.51% | 92.45% | Non-Normal | 458,858 |
| Latah | 77.11% | 92.14% | 72.16% | 90.37% | 74.94% | 90.90% | Normal | 227,831 |
| Lemhi | 78.21% | 104.08% | 69.32% | 105.56% | 69.67% | 86.91% | Normal | 231,187 |
| Lewis | 52.03% | 78.80% | 53.73% | 85.94% | 52.24% | 75.74% | Normal | 150,700 |
| Lincoln | 74.85% | 109.43% | NA | NA | 74.18% | 109.40% | Normal | 143,206 |
| Madison | 82.95% | 98.02% | 78.65% | 106.05% | 81.74% | 98.45% | Normal | 166,883 |
| Minidoka | 86.01% | 93.27% | 88.26% | 95.82% | 81.60% | 91.91% | Normal | 109,438 |
| Nez Perce | 86.24% | 103.67% | 83.57% | 105.34% | 79.97% | 101.24% | Normal | 171,312 |
| Oneida | 72.11% | 97.68% | 66.53% | 99.69% | 71.24% | 104.79% | Normal | 129,429 |
| Owyhee | 76.17% | 89.73% | 72.25% | 88.03% | 69.47% | 85.35% | Normal | 165,589 |
| Payette | 71.70% | 78.19% | 70.56% | 75.06% | 68.07% | 76.07% | Normal | 202,460 |
| Power | 72.70% | 110.97% | 72.31% | 113.66% | 73.58% | 98.59% | Normal | 135,471 |
| Shoshone | 80.76% | 102.61% | 75.09% | 95.33% | 80.37% | 98.67% | Normal | 125,453 |
| Teton | 48.87% | 82.24% | 42.08% | 85.40% | 45.72% | 82.49% | Normal | 290,800 |
| Twin Falls | 80.04% | 87.36% | 76.50% | 85.97% | 76.13% | 82.96% | Normal | 190,356 |
| Valley | 71.30% | 82.98% | 64.58% | 90.53% | 77.84% | 89.08% | Normal | 494,898 |
| Washington | 74.83% | 84.20% | 74.57% | 85.90% | 72.72% | 83.92% | Normal | 147,666 |

Statewide 85.10% 86.97% 83.49% 85.35% 82.49% 84.70% Non-normal 225,832

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Sales Count</u> | <u>Total Assessed Value (\$)</u> | <u>Total Sales Price or Value (\$)</u> | <u>Mean Ratio</u> | <u>Median Ratio</u> | <u>Geometric Mean Ratio</u> | <u>Weighted Mean Ratio</u> | <u>Price Related Differential</u> | <u>Coefficient of Dispersion (COD)</u> | <u>Coefficient of Variation (COV)</u> | <u>Probability of 90/110% Actual Mean</u> |
|---------------|--------------------|----------------------------------|--|-------------------|---------------------|-----------------------------|----------------------------|-----------------------------------|--|---------------------------------------|---|
| Ada | 12 | 5,429,000 | 9,177,750 | 68.36% | 67.06% | 65.90% | 59.15% | 1.16 | 23.28% | 27.72% | 0.00% |
| Adams | 5 | 209,485 | 276,480 | 98.42% | 106.43% | 92.00% | 75.77% | 1.30 | 27.94% | 38.32% | 75.49% |
| Bannock | 13 | 459,192 | 608,900 | 81.47% | 77.50% | 77.53% | 75.41% | 1.08 | 27.55% | 31.69% | 88.49% |
| Bear Lake | 12 | 294,900 | 394,400 | 85.98% | 86.15% | 81.61% | 74.77% | 1.15 | 28.09% | 32.25% | 69.50% |
| Benewah | 38 | 1,148,062 | 1,399,977 | 86.54% | 80.56% | 75.98% | 82.01% | 1.06 | 44.37% | 49.69% | 30.94% |
| Bingham | 9 | 149,000 | 214,000 | 75.39% | 63.33% | 72.89% | 69.63% | 1.08 | 27.19% | 27.99% | 98.12% |
| Blaine | 1 | 260000 | 300,000 | | | | | | | | |
| Boise | 30 | 1,881,240 | 2,551,680 | 83.05% | 80.06% | 76.54% | 73.73% | 1.13 | 33.00% | 39.88% | 12.98% |
| Bonner | 157 | 19,471,838 | 25,480,167 | 91.15% | 85.09% | 81.16% | 76.42% | 1.19 | 38.55% | 48.85% | 62.64% |
| Bonneville | 1 | 12,298 | 26,670 | | | | | | | | |
| Boundary | 31 | 1,138,335 | 1,867,493 | 66.00% | 53.65% | 60.78% | 60.96% | 1.08 | 40.74% | 43.26% | 0.00% |
| Butte | 7 | 77,310 | 119,500 | 75.74% | 69.00% | 69.08% | 64.69% | 1.17 | 35.43% | 46.93% | 99.46% |
| Camas | 6 | 230,000 | 326,700 | 92.88% | 85.70% | 84.28% | 70.40% | 1.32 | 40.19% | 48.62% | 82.38% |
| Canyon | 46 | 6,876,350 | 7,004,334 | 92.95% | 97.37% | 90.94% | 98.17% | 0.95 | 13.00% | 18.97% | 87.21% |
| Caribou | | | | | | | | | | | |
| Cassia | 8 | 104,683 | 117,000 | 92.02% | 92.50% | 86.28% | 89.47% | 1.03 | 24.33% | 36.71% | 93.45% |
| Clark | | | | | | | | | | | |
| Clearwater | 10 | 403,889 | 584,232 | 79.77% | 80.52% | 77.04% | 69.13% | 1.15 | 20.58% | 26.50% | 93.70% |
| Custer | 24 | 958,970 | 1,250,873 | 84.37% | 73.04% | 79.68% | 76.66% | 1.10 | 31.20% | 35.70% | 82.12% |
| Elmore | 17 | 453,118 | 742,500 | 73.14% | 80.00% | 64.99% | 61.03% | 1.20 | 38.30% | 49.29% | 97.32% |
| Franklin | | | | | | | | | | | |
| Fremont | 15 | 747,910 | 812,412 | 95.64% | 96.67% | 89.84% | 92.06% | 1.04 | 24.17% | 32.83% | 96.25% |
| Gem | 53 | 3,386,240 | 5,103,165 | 70.63% | 66.80% | 68.23% | 66.36% | 1.06 | 22.73% | 27.45% | 0.00% |
| Gooding | 8 | 294,780 | 394,500 | 83.06% | 82.31% | 80.82% | 74.72% | 1.11 | 22.14% | 24.74% | 83.15% |
| Idaho | 45 | 1,696,347 | 2,336,423 | 84.76% | 85.96% | 76.32% | 72.60% | 1.17 | 31.83% | 41.18% | 15.69% |
| Jefferson | 2 | 32,710 | 49,500 | 69.70% | 69.70% | 61.62% | 66.08% | 1.05 | 46.73% | 66.09% | 89.25% |
| Jerome | 7 | 114,865 | 236,676 | 64.26% | 40.68% | 55.88% | 48.53% | 1.32 | 70.83% | 57.75% | 96.71% |
| Kootenai | 110 | 14,971,243 | 23,004,739 | 78.99% | 71.28% | 71.36% | 65.08% | 1.21 | 37.77% | 48.99% | 0.14% |
| Latah | 7 | 387,260 | 698,500 | 60.48% | 54.66% | 55.81% | 55.44% | 1.09 | 31.00% | 47.31% | 99.68% |
| Lemhi | 8 | 245,523 | 453,500 | 56.42% | 59.20% | 54.58% | 54.14% | 1.04 | 20.47% | 26.24% | 0.00% |
| Lewis | | | | | | | | | | | |
| Lincoln | | | | | | | | | | | |
| Madison | 2 | 43,892 | 46,500 | 102.22% | 102.22% | 98.60% | 94.39% | 1.08 | 26.36% | 37.28% | 61.41% |
| Minidoka | 9 | 187,580 | 193,735 | 99.91% | 100.00% | 97.03% | 96.82% | 1.03 | 18.30% | 25.47% | 88.30% |
| Nez Perce | 31 | 1,226,805 | 1,430,883 | 92.43% | 91.51% | 88.98% | 85.74% | 1.08 | 22.14% | 26.95% | 70.67% |
| Oneida | 3 | 50,790 | 85,000 | 64.57% | 72.58% | 62.69% | 59.75% | 1.08 | 15.17% | 27.75% | 99.31% |
| Owyhee | 33 | 1,026,395 | 1,714,962 | 60.85% | 57.91% | 53.16% | 59.85% | 1.02 | 39.99% | 47.88% | 0.00% |
| Payette | 14 | 569,100 | 820,570 | 77.11% | 74.68% | 74.38% | 69.35% | 1.11 | 23.90% | 28.11% | 98.71% |
| Power | 1 | 15,000 | 46,500 | | | | | | | | |
| Shoshone | 12 | 320,685 | 840,668 | 41.43% | 31.97% | 36.08% | 38.15% | 1.09 | 53.29% | 59.23% | 0.00% |
| Teton | 11 | 1,167,620 | 1,762,376 | 62.00% | 60.00% | 56.82% | 66.25% | 0.94 | 34.99% | 43.16% | 0.00% |
| Twin Falls | 17 | 824,724 | 1,112,531 | 84.25% | 78.19% | 80.53% | 74.13% | 1.14 | 24.56% | 32.66% | 80.78% |
| Valley | 7 | 889,750 | 1,501,528 | 70.73% | 57.91% | 64.70% | 59.26% | 1.19 | 37.02% | 51.45% | 99.79% |
| Washington | 16 | 474,340 | 800,500 | 56.10% | 57.75% | 48.23% | 59.26% | 0.95 | 34.50% | 45.45% | 0.00% |

Statewide 838 68,231,229 95,887,823 80.68% 76.29% 73.22% 71.16% 113.39% 35.56% 43.69% 0.00%

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Mean Lower Confidence Interval (90%)</u> | <u>Mean Upper Confidence Interval (90%)</u> | <u>Median Lower Confidence Interval (90%)</u> | <u>Median Upper Confidence Interval (90%)</u> | <u>Weighted Mean Lower Confidence Interval (90%)</u> | <u>Weighted Mean Upper Confidence Interval (90%)</u> | <u>Distribution</u> | <u>Average Sale Price or Value (\$)</u> |
|---------------|---|---|---|---|--|--|---------------------|---|
| Ada | 58.54% | 78.19% | 45.99% | 86.54% | 39.44% | 78.87% | Normal | 764,813 |
| Adams | 62.46% | 134.38% | N/A | N/A | 37.84% | 113.70% | Normal | 55,296 |
| Bannock | 68.71% | 94.23% | 60.00% | 95.67% | 61.94% | 88.88% | Normal | 46,838 |
| Bear Lake | 71.61% | 100.36% | 56.80% | 115.64% | 56.61% | 92.93% | Normal | 32,867 |
| Benewah | 75.06% | 98.01% | 59.86% | 102.97% | 69.13% | 94.88% | Normal | 36,841 |
| Bingham | 62.31% | 88.48% | 57.83% | 102.17% | 58.74% | 80.51% | Normal | 23,778 |
| Blaine | | | | | | | ----- | 300,000 |
| Boise | 72.78% | \$0.93 | \$0.63 | \$0.97 | \$0.63 | \$0.85 | Normal | 85,056 |
| Bonner | 85.30% | 96.99% | 80.05% | 88.33% | 69.91% | 82.93% | Normal | 162,294 |
| Bonneville | | | | | | | ----- | 26,670 |
| Boundary | 57.29% | 74.70% | 47.42% | 76.47% | 53.18% | 68.73% | Normal | 60,242 |
| Butte | 49.64% | 101.85% | N/A | N/A | 41.20% | 88.19% | Normal | 17,071 |
| Camas | 55.73% | 130.03% | N/A | N/A | 49.48% | 91.32% | Normal | 54,450 |
| Canyon | 88.68% | 97.23% | 93.01% | 100.00% | 92.55% | 103.79% | Normal | 152,268 |
| Caribou | | | | | | | | |
| Cassia | 69.39% | 114.65% | NA | NA | 73.61% | 105.33% | Normal | 14,625 |
| Clark | | | | | | | | |
| Clearwater | 67.52% | 92.03% | 61.46% | 100.07% | 47.40% | 90.87% | Normal | 58,423 |
| Custer | 73.83% | 94.90% | 65.61% | 97.83% | 66.34% | 86.99% | Normal | 52,120 |
| Elmore | 57.87% | 88.41% | 40.00% | 95.65% | 46.34% | 75.71% | Normal | 43,676 |
| Franklin | | | | | | | | |
| Fremont | 81.36% | 109.91% | 76.19% | 117.58% | 75.69% | 108.43% | Normal | 54,161 |
| Gem | 66.25% | 75.01% | 60.02% | 72.24% | 62.71% | 70.00% | Normal | 96,286 |
| Gooding | 69.29% | 96.83% | NA | NA | 56.65% | 92.79% | Normal | 49,313 |
| Idaho | 76.20% | 93.32% | 76.07% | 97.79% | 62.25% | 82.96% | Normal | 51,921 |
| Jefferson | | | | | | | Normal | 24,750 |
| Jerome | 37.01% | 91.51% | N/A | N/A | 31.40% | 65.66% | Normal | 33,811 |
| Kootenai | 72.92% | 85.05% | 66.61% | 76.53% | 60.51% | 69.64% | Non-normal | 209,134 |
| Latah | 39.47% | 81.49% | N/A | N/A | 46.26% | 64.63% | Normal | 99,786 |
| Lemhi | 46.50% | 66.34% | NA | NA | 45.06% | 63.22% | Normal | 56,688 |
| Lewis | | | | | | | | |
| Lincoln | | | | | | | | |
| Madison | | | | | | | Normal | 23,250 |
| Minidoka | 84.13% | 115.69% | 70.62% | 132.00% | 88.20% | 105.45% | Normal | 21,526 |
| Nez Perce | 84.84% | 100.03% | 82.69% | 103.16% | 77.28% | 94.19% | Normal | 46,158 |
| Oneida | 34.37% | 94.77% | N/A | N/A | 25.38% | 94.13% | Normal | 28,333 |
| Owyhee | 52.51% | 69.19% | 47.00% | 66.67% | 52.14% | 67.56% | Normal | 51,969 |
| Payette | 66.85% | 87.37% | 55.81% | 91.31% | 58.03% | 80.68% | Normal | 58,612 |
| Power | | | | | | | ----- | 46,500 |
| Shoshone | 28.70% | 54.15% | 24.19% | 55.70% | 31.39% | 44.90% | Normal | 70,056 |
| Teton | 47.38% | 76.63% | 40.00% | 85.01% | 49.11% | 83.39% | Normal | 160,216 |
| Twin Falls | 72.59% | 95.90% | 67.85% | 90.54% | 65.74% | 82.52% | Normal | 65,443 |
| Valley | 44.00% | 97.45% | N/A | N/A | 39.53% | 78.99% | Normal | 214,504 |
| Washington | 44.93% | 67.28% | 48.77% | 75.56% | 49.20% | 69.31% | Normal | 50,031 |

Statewide 78.68% 82.68% 73.98% 79.49% 67.59% 74.72% Non-normal 114,425

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Sales Count</u> | <u>Total Assessed Value (\$)</u> | <u>Total Sales Price or Value (\$)</u> | <u>Mean Ratio</u> | <u>Median Ratio</u> | <u>Geometric Mean Ratio</u> | <u>Weighted Mean Ratio</u> | <u>Price Related Differential</u> | <u>Coefficient of Dispersion (COD)</u> | <u>Coefficient of Variation (COV)</u> | <u>Probability of 90/110% Actual Mean</u> |
|---------------|--------------------|----------------------------------|--|-------------------|---------------------|-----------------------------|----------------------------|-----------------------------------|--|---------------------------------------|---|
| Ada | | | | | | | | | | | |
| Adams | | | | | | | | | | | |
| Bannock | 14 | 2,187,664 | 2,541,871 | 87.01% | 87.82% | 85.84% | 86.07% | 1.01 | 12.37% | 16.51% | 22.50% |
| Bear Lake | 2 | 445,430 | 705,000 | 63.26% | 63.26% | 63.26% | 63.18% | 1.00 | 0.21% | 0.30% | 0.14% |
| Benewah | | | | | | | | | | | |
| Bingham | | | | | | | | | | | |
| Blaine | | | | | | | | | | | |
| Boise | | | | | | | | | | | |
| Bonner | | | | | | | | | | | |
| Bonneville | | | | | | | | | | | |
| Boundary | | | | | | | | | | | |
| Butte | | | | | | | | | | | |
| Camas | | | | | | | | | | | |
| Canyon | | | | | | | | | | | |
| Caribou | | | | | | | | | | | |
| Cassia | | | | | | | | | | | |
| Clark | | | | | | | | | | | |
| Clearwater | | | | | | | | | | | |
| Custer | | | | | | | | | | | |
| Elmore | | | | | | | | | | | |
| Franklin | | | | | | | | | | | |
| Fremont | | | | | | | | | | | |
| Gem | | | | | | | | | | | |
| Gooding | | | | | | | | | | | |
| Idaho | 2 | 83,150 | 129,900 | 64.83% | 64.83% | 63.97% | 64.01% | 1.01 | 16.29% | 23.04% | 5.41% |
| Jefferson | | | | | | | | | | | |
| Jerome | | | | | | | | | | | |
| Kootenai | | | | | | | | | | | |
| Latah | | | | | | | | | | | |
| Lemhi | | | | | | | | | | | |
| Lewis | | | | | | | | | | | |
| Lincoln | | | | | | | | | | | |
| Madison | | | | | | | | | | | |
| Minidoka | | | | | | | | | | | |
| Nez Perce | | | | | | | | | | | |
| Oneida | | | | | | | | | | | |
| Owyhee | | | | | | | | | | | |
| Payette | | | | | | | | | | | |
| Power | | | | | | | | | | | |
| Shoshone | | | | | | | | | | | |
| Teton | 1 | 429,766 | 695,000 | | | | | | | | |
| Twin Falls | | | | | | | | | | | |
| Valley | | | | | | | | | | | |
| Washington | | | | | | | | | | | |

Statewide 19 3,146,010 4,071,771 80.85% 85.18% 79.21% 77.26% 1.05 16.54% 20.47% 1.34%

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Mean Lower Confidence Interval (90%)</u> | <u>Mean Upper Confidence Interval (90%)</u> | <u>Median Lower Confidence Interval (90%)</u> | <u>Median Upper Confidence Interval (90%)</u> | <u>Meighted Mean Lower Confidence Interval (90%)</u> | <u>Weighted Mean Upper Confidence Interval (90%)</u> | <u>Distribution</u> | <u>Average Sale Price or Value (\$)</u> |
|---------------|---|---|---|---|--|--|---------------------|---|
| Ada | | | | | | | | |
| Adams | | | | | | | | |
| Bannock | 80.21% | 93.81% | 79.36% | 98.78% | 78.61% | 93.52% | Normal | 181,562 |
| Bear Lake | | | | | | | Normal | 352,500 |
| Benewah | | | | | | | | |
| Bingham | | | | | | | | |
| Blaine | | | | | | | | |
| Boise | | | | | | | | |
| Bonner | | | | | | | | |
| Bonneville | | | | | | | | |
| Boundary | | | | | | | | |
| Butte | | | | | | | | |
| Camas | | | | | | | | |
| Canyon | | | | | | | | |
| Caribou | | | | | | | | |
| Cassia | | | | | | | | |
| Clark | | | | | | | | |
| Clearwater | | | | | | | | |
| Custer | | | | | | | | |
| Elmore | | | | | | | | |
| Franklin | | | | | | | | |
| Fremont | | | | | | | | |
| Gem | | | | | | | | |
| Gooding | | | | | | | | |
| Idaho | | | | | | | Normal | 64,950 |
| Jefferson | | | | | | | | |
| Jerome | | | | | | | | |
| Kootenai | | | | | | | | |
| Latah | | | | | | | | |
| Lemhi | | | | | | | | |
| Lewis | | | | | | | | |
| Lincoln | | | | | | | | |
| Madison | | | | | | | | |
| Minidoka | | | | | | | | |
| Nez Perce | | | | | | | | |
| Oneida | | | | | | | | |
| Owyhee | | | | | | | | |
| Payette | | | | | | | | |
| Power | | | | | | | | |
| Shoshone | | | | | | | | |
| Teton | | | | | | | | |
| Twin Falls | | | | | | | | |
| Valley | | | | | | | | |
| Washington | | | | | | | | |

Statewide 74.27% 87.43% 64.66% 90.53% 69.58% 84.95% Normal 214,304

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Sales Count</u> | <u>Total Assessed Value (\$)</u> | <u>Total Sales Price or Value (\$)</u> | <u>Mean Ratio</u> | <u>Median Ratio</u> | <u>Geometric Mean Ratio</u> | <u>Weighted Mean Ratio</u> | <u>Price Related Differential</u> | <u>Coefficient of Dispersion (COD)</u> | <u>Coefficient of Variation (COV)</u> | <u>Probability of 90/110% Actual Mean</u> |
|---------------|--------------------|----------------------------------|--|-------------------|---------------------|-----------------------------|----------------------------|-----------------------------------|--|---------------------------------------|---|
| Ada | | | | | | | | | | | |
| Adams | 5 | 209,485 | 276,480 | 98.42% | 106.43% | 92.00% | 75.77% | 1.30 | 27.94% | 38.32% | 41.26% |
| Bannock | 6 | 235,880 | 354,900 | 71.52% | 68.75% | 68.19% | 66.46% | 1.08 | 29.05% | 33.28% | 5.26% |
| Bear Lake | 5 | 165,030 | 229,000 | 90.50% | 99.69% | 85.86% | 72.07% | 1.26 | 22.39% | 32.89% | 40.52% |
| Benewah | | | | | | | | | | | |
| Bingham | | | | | | | | | | | |
| Blaine | | | | | | | | | | | |
| Boise | | | | | | | | | | | |
| Bonner | 157 | 19,471,838 | 25,480,167 | 91.15% | 85.09% | 81.16% | 76.42% | 1.19 | 38.55% | 48.85% | 62.55% |
| Bonneville | | | | | | | | | | | |
| Boundary | | | | | | | | | | | |
| Butte | | | | | | | | | | | |
| Camas | | | | | | | | | | | |
| Canyon | 21 | 4,943,440 | 4,818,034 | 100.25% | 99.85% | 99.88% | 102.60% | 0.98 | 6.81% | 8.88% | Approx.100% |
| Caribou | | | | | | | | | | | |
| Cassia | | | | | | | | | | | |
| Clark | | | | | | | | | | | |
| Clearwater | | | | | | | | | | | |
| Custer | | | | | | | | | | | |
| Elmore | | | | | | | | | | | |
| Franklin | | | | | | | | | | | |
| Fremont | 5 | 277,630 | 337,199 | 85.39% | 88.54% | 77.45% | 82.33% | 1.04 | 28.06% | 41.01% | 29.57% |
| Gem | | | | | | | | | | | |
| Gooding | | | | | | | | | | | |
| Idaho | 38 | 1,427,682 | 1,918,720 | 85.67% | 86.87% | 77.41% | 74.41% | 1.15 | 29.75% | 38.90% | 20.90% |
| Jefferson | | | | | | | | | | | |
| Jerome | | | | | | | | | | | |
| Kootenai | | | | | | | | | | | |
| Latah | 6 | 357,260 | 673,500 | 50.56% | 54.42% | 49.12% | 53.05% | 0.95 | 16.32% | 24.68% | 0.03% |
| Lemhi | | | | | | | | | | | |
| Lewis | | | | | | | | | | | |
| Lincoln | | | | | | | | | | | |
| Madison | | | | | | | | | | | |
| Minidoka | | | | | | | | | | | |
| Nez Perce | | | | | | | | | | | |
| Oneida | | | | | | | | | | | |
| Owyhee | 33 | 1,026,395 | 1,714,962 | 60.85% | 57.91% | 53.16% | 59.85% | 1.02 | 39.99% | 47.88% | 0.00% |
| Payette | | | | | | | | | | | |
| Power | | | | | | | | | | | |
| Shoshone | | | | | | | | | | | |
| Teton | 8 | 1,044,120 | 1,428,376 | 69.09% | 69.90% | 64.06% | 73.10% | 0.95 | 28.79% | 39.45% | 3.15% |
| Twin Falls | 1 | 272,412 | 412,989 | | | | | | | | |
| Valley | | | | | | | | | | | |
| Washington | | | | | | | | | | | |

Statewide 285 29,431,172 37,644,327 85.62% 85.08% 76.49% 78.18% 1.10 35.03% 46.16% 0.00%

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Mean Lower Confidence Interval (90%)</u> | <u>Mean Upper Confidence Interval (90%)</u> | <u>Median Lower Confidence Interval (90%)</u> | <u>Median Upper Confidence Interval (90%)</u> | <u>Meighted Mean Lower Confidence Interval (90%)</u> | <u>Weighted Mean Upper Confidence Interval (90%)</u> | <u>Distribution</u> | <u>Average Sale Price or Value (\$)</u> |
|---------------|---|---|---|---|--|--|---------------------|---|
| Ada | | | | | | | | |
| Adams | 62.46% | 134.38% | 54.41% | 134.12% | 1.84% | 149.70% | Normal | 55,296 |
| Bannock | 51.94% | 91.11% | 46.51% | 99.36% | 47.02% | 85.91% | Normal | 59,150 |
| Bear Lake | 62.11% | 118.88% | N/A | N/A | 38.22% | 105.91% | Normal | 45,800 |
| Benewah | | | | | | | | |
| Bingham | | | | | | | | |
| Blaine | | | | | | | | |
| Boise | | | | | | | | |
| Bonner | 85.30% | 96.99% | 80.05% | 88.33% | 69.91% | 82.93% | Non-Normal | 162,294 |
| Bonneville | | | | | | | | |
| Boundary | | | | | | | | |
| Butte | | | | | | | | |
| Camas | | | | | | | | |
| Canyon | 96.90% | 103.61% | 95.58% | 102.83% | 97.21% | 108.00% | Normal | 229,430 |
| Caribou | | | | | | | | |
| Cassia | | | | | | | | |
| Clark | | | | | | | | |
| Clearwater | | | | | | | | |
| Custer | | | | | | | | |
| Elmore | | | | | | | | |
| Franklin | | | | | | | | |
| Fremont | 52.00% | 118.77% | N/A | N/A | 40.14% | 124.52% | Normal | 67,440 |
| Gem | | | | | | | | |
| Gooding | | | | | | | | |
| Idaho | 76.78% | 94.56% | 77.97% | 99.86% | 61.29% | 87.53% | Normal | 50,493 |
| Jefferson | | | | | | | | |
| Jerome | | | | | | | | |
| Kootenai | | | | | | | | |
| Latah | 40.29% | 60.82% | 34.53% | 62.52% | 44.60% | 61.49% | Normal | 112,250 |
| Lemhi | | | | | | | | |
| Lewis | | | | | | | | |
| Lincoln | | | | | | | | |
| Madison | | | | | | | | |
| Minidoka | | | | | | | | |
| Nez Perce | | | | | | | | |
| Oneida | | | | | | | | |
| Owyhee | 52.51% | 69.19% | 47.00% | 66.67% | 52.14% | 67.56% | Normal | 51,969 |
| Payette | | | | | | | | |
| Power | | | | | | | | |
| Shoshone | | | | | | | | |
| Teton | 50.83% | 87.36% | 45.62% | 85.27% | 53.86% | 92.34% | Normal | 178,547 |
| Twin Falls | | | | | | | Normal | 412,989 |
| Valley | | | | | | | | |
| Washington | | | | | | | | |

Statewide 81.77% 89.47% 80.05% 87.50% 73.15% 83.21% Normal 132,085

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Sales Count</u> | <u>Total Assessed Value (\$)</u> | <u>Total Sales Price or Value (\$)</u> | <u>Mean Ratio</u> | <u>Median Ratio</u> | <u>Geometric Mean Ratio</u> | <u>Weighted Mean Ratio</u> | <u>Price Related Differential</u> | <u>Coefficient of Dispersion (COD)</u> | <u>Coefficient of Variation (COV)</u> | <u>Probability of 90/110% Actual Mean</u> |
|---------------|--------------------|----------------------------------|--|-------------------|---------------------|-----------------------------|----------------------------|-----------------------------------|--|---------------------------------------|---|
| Ada | 139 | 131,420,055 | 152,842,891 | 88.10% | 91.05% | 85.78% | 85.98% | 1.02 | 17.05% | 22.91% | 13.36% |
| Adams | 4 | 688,431 | 904,000 | 71.80% | 78.07% | 69.45% | 76.15% | 0.94 | 14.68% | 26.82% | 97.13% |
| Bannock | 39 | 11,224,493 | 14,523,750 | 71.37% | 70.46% | 69.06% | 77.28% | 0.92 | 21.85% | 25.95% | 0.00% |
| Bear Lake | 5 | 453,090 | 513,900 | 103.09% | 102.28% | 98.32% | 88.17% | 1.17 | 21.11% | 30.66% | 68.79% |
| Benewah | 8 | 769,340 | 1,159,000 | 79.26% | 76.25% | 73.22% | 66.38% | 1.19 | 30.82% | 42.34% | 99.53% |
| Bingham | 6 | 533,114 | 539,100 | 91.07% | 91.11% | 88.21% | 98.89% | 0.92 | 19.79% | 27.94% | 96.64% |
| Blaine | 7 | 7013130 | 8,098,750 | 82.36% | 77.17% | 77.34% | 86.60% | 0.95 | 30.23% | 35.36% | 99.41% |
| Boise | 1 | 133,210 | 225,000 | | | | | | | | |
| Bonner | 13 | 4,029,932 | 5,699,900 | 66.82% | 61.17% | 62.95% | 70.70% | 0.95 | 32.14% | 35.72% | 0.00% |
| Bonneville | 21 | 7,279,287 | 11,964,670 | 80.35% | 85.06% | 76.29% | 60.84% | 1.32 | 25.18% | 32.05% | 95.73% |
| Boundary | 5 | 683,600 | 995,380 | 74.12% | 65.62% | 72.16% | 68.68% | 1.08 | 22.01% | 26.56% | 96.48% |
| Butte | 2 | 65,180 | 84,500 | 82.11% | 82.11% | 76.83% | 77.14% | 1.06 | 35.29% | 49.91% | 83.40% |
| Camas | | | | | | | | | | | |
| Canyon | 67 | 32,792,717 | 35,227,266 | 92.77% | 94.51% | 91.64% | 93.09% | 1.00 | 9.99% | 14.89% | 94.95% |
| Caribou | | | | | | | | | | | |
| Cassia | 11 | 1,060,416 | 1,293,020 | 86.03% | 87.47% | 85.29% | 82.01% | 1.05 | 10.74% | 13.85% | 86.65% |
| Clark | | | | | | | | | | | |
| Clearwater | 7 | 432,441 | 436,500 | 96.35% | 87.43% | 91.55% | 99.07% | 0.97 | 26.62% | 37.26% | 84.38% |
| Custer | 3 | 281,270 | 256,500 | 109.92% | 113.64% | 109.72% | 109.66% | 1.00 | 4.30% | 7.29% | 50.80% |
| Elmore | 9 | 948,678 | 1,758,500 | 70.25% | 56.45% | 64.34% | 53.95% | 1.30 | 43.26% | 46.02% | 96.71% |
| Franklin | 1 | 384,900 | 325,000 | | | | | | | | |
| Fremont | 5 | 295,760 | 439,000 | 65.57% | 69.13% | 64.73% | 67.37% | 0.97 | 13.01% | 17.60% | 0.00% |
| Gem | 16 | 1,865,740 | 2,398,091 | 77.52% | 70.20% | 74.79% | 77.80% | 1.00 | 24.58% | 28.42% | 98.84% |
| Gooding | 13 | 1,036,177 | 1,103,000 | 96.22% | 97.76% | 95.25% | 93.94% | 1.02 | 10.35% | 14.18% | 5.05% |
| Idaho | 11 | 1,264,887 | 1,476,000 | 94.23% | 79.27% | 84.52% | 85.70% | 1.10 | 41.11% | 48.62% | 87.49% |
| Jefferson | 4 | 733,168 | 744,900 | 99.85% | 97.53% | 99.73% | 98.43% | 1.01 | 3.53% | 5.85% | 0.00% |
| Jerome | 10 | 1,392,540 | 1,641,652 | 85.00% | 89.75% | 81.47% | 84.83% | 1.00 | 17.06% | 27.94% | 74.86% |
| Kootenai | 81 | 41,747,779 | 50,310,290 | 83.47% | 78.14% | 80.20% | 82.98% | 1.01 | 23.75% | 28.19% | 0.63% |
| Latah | 32 | 14,936,814 | 19,273,818 | 76.93% | 79.11% | 73.16% | 77.50% | 0.99 | 24.27% | 30.46% | 0.08% |
| Lemhi | 5 | 645,991 | 705,000 | 95.54% | 100.17% | 92.65% | 91.63% | 1.04 | 19.66% | 27.42% | 89.25% |
| Lewis | 7 | 626,028 | 930,878 | 71.06% | 76.97% | 66.81% | 67.25% | 1.06 | 27.68% | 36.74% | 97.26% |
| Lincoln | 1 | 162,370 | 229,000 | | | | | | | | |
| Madison | 13 | 4,421,571 | 5,106,000 | 84.74% | 83.16% | 84.14% | 86.60% | 0.98 | 9.71% | 12.39% | 96.48% |
| Minidoka | 9 | 2,451,948 | 3,195,000 | 87.49% | 69.88% | 81.05% | 76.74% | 1.14 | 39.15% | 42.17% | 96.71% |
| Nez Perce | 29 | 7,500,138 | 7,498,873 | 98.56% | 92.30% | 95.60% | 100.02% | 0.99 | 19.43% | 27.25% | 98.93% |
| Oneida | 4 | 383,738 | 503,000 | 89.71% | 86.92% | 87.66% | 76.29% | 1.18 | 20.89% | 24.89% | 96.56% |
| Owyhee | 17 | 1,143,782 | 1,648,000 | 74.69% | 83.22% | 68.37% | 69.40% | 1.08 | 32.90% | 41.50% | 97.93% |
| Payette | 11 | 1,143,427 | 1,422,674 | 83.51% | 89.90% | 80.28% | 80.37% | 1.04 | 17.95% | 26.51% | 83.65% |
| Power | 3 | 237,000 | 256,000 | 97.73% | 98.47% | 95.56% | 92.58% | 1.06 | 16.81% | 25.42% | 80.51% |
| Shoshone | 24 | 3,265,217 | 5,766,472 | 60.35% | 56.01% | 56.38% | 56.62% | 1.07 | 31.96% | 40.28% | 0.00% |
| Teton | | | | | | | | | | | |
| Twin Falls | 25 | 3,908,590 | 5,262,715 | 79.42% | 71.73% | 76.51% | 74.27% | 1.07 | 25.24% | 28.17% | 99.11% |
| Valley | 8 | 8,920,779 | 8,812,855 | 89.18% | 80.95% | 81.27% | 101.22% | 0.88 | 42.02% | 46.46% | 92.36% |
| Washington | 12 | 2,329,140 | 2,533,429 | 99.99% | 93.33% | 96.61% | 91.94% | 1.09 | 22.55% | 26.16% | 90.82% |

Statewide 688 300,605,868 358,104,275 84.25% 85.43% 80.56% 83.94% 100.37% 22.91% 29.09% 0.00%

Some Counties DO NOT have sales in some of the categories.

| County | Mean Lower Confidence Interval (90%) | Mean Upper Confidence Interval (90%) | Median Lower Confidence Interval (90%) | Median Upper Confidence Interval (90%) | Weighted Mean Lower Confidence Interval (90%) | Weighted Mean Upper Confidence Interval (90%) | Distribution | Average Sale Price or Value (\$) |
|------------|--|--|--|--|--|--|--------------|---|
| Ada | 85.28% | 90.92% | 87.33% | 93.47% | 80.14% | 91.82% | Normal | 1,099,589 |
| Adams | 49.14% | 94.45% | N/A | N/A | 55.99% | 96.32% | Normal | 226,000 |
| Bannock | 66.50% | 76.25% | 60.53% | 78.83% | 64.26% | 90.31% | Normal | 372,404 |
| Bear Lake | 72.95% | 133.22% | N/A | N/A | 57.99% | 118.34% | Normal | 102,780 |
| Benewah | 56.78% | 101.74% | NA | NA | 50.48% | 82.28% | Normal | 144,875 |
| Bingham | 70.14% | 112.00% | N/A | N/A | 79.99% | 117.79% | Normal | 89,850 |
| Blaine | 60.97% | 103.74% | N/A | N/A | 63.78% | 109.41% | Normal | 1,156,964 |
| Boise | | | | | | | ----- | 225,000 |
| Bonner | 55.02% | 78.62% | 46.51% | 87.00% | 54.05% | 87.35% | Normal | 438,454 |
| Bonneville | 70.65% | 90.04% | 64.30% | 96.54% | 53.58% | 68.10% | Normal | 569,746 |
| Boundary | 55.35% | 92.89% | N/A | N/A | 57.46% | 79.90% | Normal | 199,076 |
| Butte | | | | | | | Normal | 42,250 |
| Camas | | | | | | | | |
| Canyon | 89.99% | 95.54% | 92.81% | 97.87% | 90.30% | 95.88% | Normal | 525,780 |
| Caribou | | | | | | | | |
| Cassia | 79.52% | 92.55% | 75.62% | 95.13% | 75.73% | 88.29% | Normal | 117,547 |
| Clark | | | | | | | | |
| Clearwater | 69.98% | 122.72% | N/A | N/A | 60.83% | 137.31% | Normal | 62,357 |
| Custer | 96.42% | 123.42% | N/A | N/A | 95.92% | 123.39% | Normal | 85,500 |
| Elmore | 50.21% | 90.30% | 40.20% | 116.00% | 41.59% | 66.30% | Normal | 195,389 |
| Franklin | | | | | | | ----- | 325,000 |
| Fremont | 54.57% | 76.58% | N/A | N/A | 55.70% | 79.04% | Normal | 87,800 |
| Gem | 67.86% | 87.17% | 62.73% | 90.96% | 66.42% | 89.18% | Normal | 149,881 |
| Gooding | 89.48% | 102.96% | 91.62% | 106.00% | 88.19% | 99.69% | Normal | 84,846 |
| Idaho | 69.20% | 119.26% | 70.00% | 111.11% | 68.98% | 102.41% | Normal | 134,182 |
| Jefferson | 92.98% | 106.73% | N/A | N/A | 94.89% | 101.96% | Normal | 186,225 |
| Jerome | 71.24% | 98.77% | 46.27% | 100.03% | 78.05% | 91.60% | Normal | 164,165 |
| Kootenai | 79.17% | 87.77% | 74.73% | 85.15% | 78.98% | 86.98% | Normal | 621,115 |
| Latah | 70.11% | 83.74% | 62.95% | 91.08% | 61.33% | 93.67% | Normal | 602,307 |
| Lemhi | 70.57% | 120.52% | N/A | N/A | 69.13% | 114.13% | Normal | 141,000 |
| Lewis | 51.88% | 90.23% | N/A | N/A | 50.20% | 84.31% | Normal | 132,983 |
| Lincoln | | | | | | | ----- | 229,000 |
| Madison | 79.55% | 89.93% | 79.57% | 91.02% | 79.45% | 93.74% | Normal | 392,769 |
| Minidoka | 64.61% | 110.36% | 53.60% | 132.97% | 62.61% | 90.88% | Normal | 355,000 |
| Nez Perce | 90.08% | 107.05% | 87.67% | 103.06% | 86.89% | 113.14% | Normal | 258,582 |
| Oneida | 63.44% | 115.98% | N/A | N/A | 55.10% | 97.48% | Normal | 125,750 |
| Owyhee | 61.56% | 87.81% | 47.97% | 95.17% | 51.64% | 87.17% | Normal | 96,941 |
| Payette | 71.41% | 95.60% | 63.47% | 97.41% | 71.82% | 88.93% | Normal | 129,334 |
| Power | 55.85% | 139.61% | N/A | N/A | 64.76% | 120.40% | Normal | 85,333 |
| Shoshone | 51.85% | 68.86% | 43.69% | 65.09% | 49.43% | 63.82% | Normal | 240,270 |
| Teton | | | | | | | | |
| Twin Falls | 71.76% | 87.07% | 63.07% | 97.15% | 63.36% | 85.17% | Normal | 210,509 |
| Valley | 61.42% | 116.94% | NA | NA | 66.62% | 135.83% | Normal | 1,101,607 |
| Washington | 86.43% | 113.55% | 75.17% | 124.53% | 83.39% | 100.49% | Normal | 211,119 |

Statewide 82.71% 85.79% 83.04% 88.28% 81.02% 86.87% Normal 520,500

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Sales Count</u> | <u>Total Assessed Value (\$)</u> | <u>Total Sales Price or Value (\$)</u> | <u>Mean Ratio</u> | <u>Median Ratio</u> | <u>Geometric Mean Ratio</u> | <u>Weighted Mean Ratio</u> | <u>Price Related Differential</u> | <u>Coefficient of Dispersion (COD)</u> | <u>Coefficient of Variation (COV)</u> | <u>Probability of 90/110% Actual Mean</u> |
|---------------|--------------------|----------------------------------|--|-------------------|---------------------|-----------------------------|----------------------------|-----------------------------------|--|---------------------------------------|---|
| Ada | 45 | 30,036,100 | 32,343,180 | 88.66% | 87.43% | 86.21% | 92.87% | 0.95 | 19.54% | 23.33% | 33.24% |
| Adams | 1 | 53,640 | 52,028 | | | | | | | | |
| Bannock | 11 | 892,100 | 1,279,400 | 78.22% | 86.96% | 74.35% | 69.73% | 1.12 | 20.04% | 31.09% | 94.63% |
| Bear Lake | | | | | | | | | | | |
| Benewah | 1 | 99,740 | 200,000 | | | | | | | | |
| Bingham | | | | | | | | | | | |
| Blaine | | | | | | | | | | | |
| Boise | | | | | | | | | | | |
| Bonner | 3 | 345,840 | 560,000 | 60.36% | 70.08% | 58.54% | 61.76% | 0.98 | 13.99% | 28.08% | 0.00% |
| Bonneville | 6 | 563,388 | 778,668 | 81.02% | 93.34% | 77.87% | 72.35% | 1.12 | 16.63% | 28.32% | 83.15% |
| Boundary | | | | | | | | | | | |
| Butte | | | | | | | | | | | |
| Camas | | | | | | | | | | | |
| Canyon | 35 | 17,351,345 | 18,367,972 | 99.17% | 96.62% | 97.34% | 94.47% | 1.05 | 15.34% | 19.27% | 99.73% |
| Caribou | | | | | | | | | | | |
| Cassia | 1 | 54,000 | 60,000 | | | | | | | | |
| Clark | | | | | | | | | | | |
| Clearwater | | | | | | | | | | | |
| Custer | | | | | | | | | | | |
| Elmore | 1 | 70,288 | 135,000 | | | | | | | | |
| Franklin | | | | | | | | | | | |
| Fremont | 2 | 69,700 | 50,000 | 139.40% | 139.40% | 139.40% | 139.40% | 1.00 | 0.00% | 0.00% | #DIV/0! |
| Gem | 2 | 87,350 | 96,507 | 89.76% | 89.76% | 89.09% | 90.51% | 0.99 | 12.18% | 17.22% | 96.86% |
| Gooding | | | | | | | | | | | |
| Idaho | | | | | | | | | | | |
| Jefferson | | | | | | | | | | | |
| Jerome | 4 | 415,010 | 391,000 | 107.41% | 103.13% | 107.03% | 106.14% | 1.01 | 6.61% | 9.98% | 68.79% |
| Kootenai | 63 | 12,771,901 | 20,102,323 | 72.27% | 70.24% | 68.92% | 63.53% | 1.14 | 24.41% | 30.01% | 0.00% |
| Latah | 12 | 2,262,895 | 2,597,926 | 91.41% | 95.16% | 84.36% | 87.10% | 1.05 | 29.41% | 37.85% | 96.93% |
| Lemhi | 1 | 19,534 | 30,000 | | | | | | | | |
| Lewis | 1 | 2,700 | 2,000 | | | | | | | | |
| Lincoln | | | | | | | | | | | |
| Madison | 2 | 662,700 | 682,500 | 90.25% | 90.25% | 89.79% | 97.10% | 0.93 | 10.01% | 14.16% | 98.57% |
| Minidoka | 5 | 455,252 | 457,500 | 121.65% | 107.32% | 115.91% | 99.51% | 1.22 | 27.49% | 36.70% | 28.10% |
| Nez Perce | 6 | 595,124 | 619,211 | 103.64% | 97.71% | 102.68% | 96.11% | 1.08 | 11.44% | 15.17% | 84.13% |
| Oneida | | | | | | | | | | | |
| Owyhee | 2 | 98,146 | 145,000 | 63.52% | 63.52% | 63.21% | 67.69% | 0.94 | 9.81% | 13.87% | 0.00% |
| Payette | 5 | 310,350 | 386,619 | 88.59% | 91.88% | 78.86% | 80.27% | 1.10 | 31.32% | 47.85% | 87.08% |
| Power | | | | | | | | | | | |
| Shoshone | 5 | 389,238 | 650,500 | 40.85% | 35.63% | 33.84% | 59.84% | 0.68 | 50.34% | 60.66% | 0.00% |
| Teton | | | | | | | | | | | |
| Twin Falls | 15 | 1,130,939 | 1,735,950 | 63.01% | 60.97% | 61.44% | 65.15% | 0.97 | 18.20% | 24.36% | 0.00% |
| Valley | 6 | 1,676,830 | 1,884,000 | 78.64% | 80.86% | 74.91% | 89.00% | 0.88 | 28.82% | 32.95% | 99.85% |
| Washington | | | | | | | | | | | |

Statewide 235 70,414,110 83,607,284 83.50% 83.57% 78.73% 84.22% 99.15% 25.88% 32.27% 0.01%

Some Counties DO NOT have sales in some of the categories.

| County | Mean Lower Confidence Interval (90%) | Mean Upper Confidence Interval (90%) | Median Lower Confidence Interval (90%) | Median Upper Confidence Interval (90%) | Weighted Mean Lower Confidence Interval (90%) | Weighted Mean Upper Confidence Interval (90%) | Distribution | Average Sale Price or Value (\$) |
|---------------|---|---|---|---|--|--|---------------------|---|
| Ada | 83.59% | 93.74% | 81.26% | 94.92% | 86.94% | 98.79% | Normal | 718,737 |
| Adams | | | | | | | ----- | 52,028 |
| Bannock | 64.93% | 91.51% | 56.29% | 91.30% | 53.82% | 85.63% | Normal | 116,309 |
| Bear Lake | | | | | | | | |
| Benewah | | | | | | | ----- | 200,000 |
| Bingham | | | | | | | | |
| Blaine | | | | | | | | |
| Boise | | | | | | | | |
| Bonner | 31.79% | 88.93% | N/A | N/A | 35.49% | 88.03% | Normal | 186,667 |
| Bonneville | 62.15% | 99.89% | N/A | N/A | 47.85% | 96.85% | Normal | 129,778 |
| Boundary | | | | | | | | |
| Butte | | | | | | | | |
| Camas | | | | | | | | |
| Canyon | 93.85% | 104.48% | 94.34% | 102.07% | 88.40% | 100.53% | Normal | 524,799 |
| Caribou | | | | | | | | |
| Cassia | | | | | | | ----- | 60,000 |
| Clark | | | | | | | | |
| Clearwater | | | | | | | | |
| Custer | | | | | | | | |
| Elmore | | | | | | | ----- | 135,000 |
| Franklin | | | | | | | | |
| Fremont | | | | | | | Normal | 25,000 |
| Gem | | | | | | | Normal | 48,254 |
| Gooding | | | | | | | | |
| Idaho | | | | | | | | |
| Jefferson | | | | | | | | |
| Jerome | 94.79% | 120.03% | N/A | N/A | 95.91% | 116.37% | Normal | 97,750 |
| Kootenai | 67.78% | 76.77% | 68.19% | 77.73% | 57.68% | 69.39% | Normal | 319,084 |
| Latah | 73.47% | 109.35% | 56.96% | 128.04% | 64.39% | 109.82% | Normal | 216,494 |
| Lemhi | | | | | | | ----- | 30,000 |
| Lewis | | | | | | | ----- | 2,000 |
| Lincoln | | | | | | | | |
| Madison | | | | | | | Normal | 341,250 |
| Minidoka | 79.09% | 164.21% | N/A | N/A | 93.48% | 105.53% | Normal | 91,500 |
| Nez Perce | 90.70% | 116.58% | N/A | N/A | 93.22% | 99.00% | Normal | 103,202 |
| Oneida | | | | | | | | |
| Owyhee | | | | | | | Normal | 72,500 |
| Payette | 48.17% | 129.00% | N/A | N/A | 53.99% | 106.56% | Normal | 77,324 |
| Power | | | | | | | | |
| Shoshone | 17.22% | 64.48% | N/A | N/A | 26.46% | 93.21% | Normal | 130,100 |
| Teton | | | | | | | | |
| Twin Falls | 56.03% | 69.99% | 51.97% | 68.84% | 59.96% | 70.34% | Normal | 115,730 |
| Valley | 57.33% | 99.95% | N/A | N/A | 69.35% | 108.66% | Normal | 314,000 |
| Washington | | | | | | | | |

Statewide 80.61% 86.40% 79.67% 86.96% 80.09% 88.35% Normal 355,776

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Sales Count</u> | <u>Total Assessed Value (\$)</u> | <u>Total Sales Price or Value (\$)</u> | <u>Mean Ratio</u> | <u>Median Ratio</u> | <u>Geometric Mean Ratio</u> | <u>Weighted Mean Ratio</u> | <u>Price Related Differential</u> | <u>Coefficient of Dispersion (COD)</u> | <u>Coefficient of Variation (COV)</u> | <u>Probability of 90/110% Actual Mean</u> |
|---------------|--------------------|----------------------------------|--|-------------------|---------------------|-----------------------------|----------------------------|-----------------------------------|--|---------------------------------------|---|
| Ada | 3 | 1,112,400 | 1,407,700 | 73.50% | 71.73% | 72.63% | 79.02% | 0.93 | 12.85% | 18.93% | 98.03% |
| Adams | | | | | | | | | | | |
| Bannock | 1 | 136,700 | 235,000 | | | | | | | | |
| Bear Lake | | | | | | | | | | | |
| Benewah | 1 | 69,296 | 155,000 | | | | | | | | |
| Bingham | 1 | 92,600 | 90,187 | | | | | | | | |
| Blaine | | | | | | | | | | | |
| Boise | 1 | 75,520 | 85,000 | | | | | | | | |
| Bonner | 3 | 244,960 | 454,800 | 72.57% | 73.43% | 61.76% | 53.86% | 1.35 | 40.57% | 61.58% | 92.78% |
| Bonneville | 8 | 3,662,732 | 5,309,000 | 68.12% | 64.27% | 65.14% | 68.99% | 0.99 | 25.72% | 31.24% | 99.82% |
| Boundary | | | | | | | | | | | |
| Butte | | | | | | | | | | | |
| Camas | | | | | | | | | | | |
| Canyon | 4 | 1,938,620 | 1,941,500 | 95.82% | 98.30% | 95.53% | 99.85% | 0.96 | 5.62% | 8.78% | 8.38% |
| Caribou | | | | | | | | | | | |
| Cassia | 4 | 452,820 | 487,400 | 94.16% | 94.22% | 94.11% | 92.91% | 1.01 | 3.42% | 4.04% | 1.46% |
| Clark | | | | | | | | | | | |
| Clearwater | | | | | | | | | | | |
| Custer | 3 | 223,880 | 241,000 | 90.25% | 97.08% | 89.24% | 92.90% | 0.97 | 10.17% | 17.68% | 98.42% |
| Elmore | | | | | | | | | | | |
| Franklin | | | | | | | | | | | |
| Fremont | | | | | | | | | | | |
| Gem | 2 | 633,240 | 480,480 | 127.87% | 127.87% | 127.53% | 131.79% | 0.97 | 7.26% | 10.26% | 2.74% |
| Gooding | 1 | 92,285 | 75,000 | | | | | | | | |
| Idaho | 4 | 482,848 | 605,532 | 80.43% | 82.74% | 79.51% | 79.74% | 1.01 | 13.55% | 17.12% | 91.77% |
| Jefferson | 3 | 569,056 | 595,000 | 94.74% | 92.68% | 94.40% | 95.64% | 0.99 | 6.99% | 10.43% | 99.63% |
| Jerome | | | | | | | | | | | |
| Kootenai | 17 | 2,523,040 | 4,384,721 | 78.04% | 77.64% | 75.73% | 57.54% | 1.36 | 17.83% | 24.07% | 99.57% |
| Latah | 1 | 165,300 | 100,000 | | | | | | | | |
| Lemhi | 1 | 41,408 | 35,000 | | | | | | | | |
| Lewis | 1 | 134,328 | 275,000 | | | | | | | | |
| Lincoln | | | | | | | | | | | |
| Madison | 1 | 80,200 | 70,000 | | | | | | | | |
| Minidoka | 4 | 589,833 | 640,000 | 94.31% | 97.27% | 90.84% | 92.16% | 1.02 | 24.23% | 30.32% | 86.43% |
| Nez Perce | 3 | 415,642 | 515,000 | 84.76% | 80.51% | 84.26% | 80.71% | 1.05 | 9.02% | 13.56% | 78.52% |
| Oneida | 1 | 106,156 | 124,000 | | | | | | | | |
| Owyhee | | | | | | | | | | | |
| Payette | | | | | | | | | | | |
| Power | 2 | 460,497 | 500,000 | 101.03% | 101.03% | 100.22% | 92.10% | 1.10 | 12.63% | 17.86% | 76.11% |
| Shoshone | 4 | 782,860 | 1,236,050 | 67.64% | 64.53% | 66.15% | 63.34% | 1.07 | 18.86% | 24.86% | 99.61% |
| Teton | | | | | | | | | | | |
| Twin Falls | 2 | 349,045 | 502,227 | 72.89% | 72.89% | 72.79% | 69.50% | 1.05 | 5.27% | 7.45% | 0.00% |
| Valley | | | | | | | | | | | |
| Washington | 1 | 329,020 | 316,626 | | | | | | | | |

Statewide 77 15,764,286 20,861,223 84.50% 86.07% 80.85% 75.57% 111.82% 21.49% 28.56% 2.26%

Some Counties DO NOT have sales in some of the categories.

| County | Mean Lower Confidence Interval (90%) | Mean Upper Confidence Interval (90%) | Median Lower Confidence Interval (90%) | Median Upper Confidence Interval (90%) | Meighted Mean Lower Confidence Interval (90%) | Weighted Mean Upper Confidence Interval (90%) | Distribution | Average Sale Price or Value (\$) |
|---------------|---|---|---|---|--|--|---------------------|---|
| Ada | 50.04% | 96.95% | N/A | N/A | 54.32% | 103.73% | Normal | 469,233 |
| Adams | | | | | | | | |
| Bannock | | | | | | | ----- | 235,000 |
| Bear Lake | | | | | | | | |
| Benewah | | | | | | | ----- | 155,000 |
| Bingham | | | | | | | ----- | 90,187 |
| Blaine | | | | | | | | |
| Boise | | | | | | | ----- | 85,000 |
| Bonner | -2.76% | 147.91% | N/A | N/A | -11.46% | 119.18% | Normal | 151,600 |
| Bonneville | 53.86% | 82.38% | NA | NA | 58.22% | 79.77% | Normal | 663,625 |
| Boundary | | | | | | | | |
| Butte | | | | | | | | |
| Camas | | | | | | | | |
| Canyon | 85.92% | 105.72% | N/A | N/A | 94.54% | 105.16% | Normal | 485,375 |
| Caribou | | | | | | | | |
| Cassia | 89.68% | 98.64% | N/A | N/A | 89.03% | 96.78% | Normal | 121,850 |
| Clark | | | | | | | | |
| Clearwater | | | | | | | | |
| Custer | 63.35% | 117.14% | N/A | N/A | 65.99% | 119.80% | Normal | 80,333 |
| Elmore | | | | | | | | |
| Franklin | | | | | | | | |
| Fremont | | | | | | | | |
| Gem | | | | | | | Normal | 240,240 |
| Gooding | | | | | | | ----- | 75,000 |
| Idaho | 64.23% | 96.63% | N/A | N/A | 68.18% | 91.29% | Normal | 151,383 |
| Jefferson | 78.08% | 111.41% | N/A | N/A | 79.71% | 111.57% | Normal | 198,333 |
| Jerome | | | | | | | | |
| Kootenai | 70.09% | 86.00% | 71.35% | 87.28% | 45.83% | 69.25% | Normal | 257,925 |
| Latah | | | | | | | ----- | 100,000 |
| Lemhi | | | | | | | ----- | 35,000 |
| Lewis | | | | | | | ----- | 275,000 |
| Lincoln | | | | | | | | |
| Madison | | | | | | | ----- | 70,000 |
| Minidoka | 60.67% | 127.95% | N/A | N/A | 60.54% | 123.78% | Normal | 160,000 |
| Nez Perce | 65.39% | 104.14% | N/A | N/A | 73.45% | 87.97% | Normal | 171,667 |
| Oneida | | | | | | | ----- | 124,000 |
| Owyhee | | | | | | | | |
| Payette | | | | | | | | |
| Power | | | | | | | Normal | 250,000 |
| Shoshone | 47.86% | 87.43% | N/A | N/A | 45.48% | 81.19% | Normal | 309,013 |
| Teton | | | | | | | | |
| Twin Falls | | | | | | | Normal | 251,114 |
| Valley | | | | | | | | |
| Washington | | | | | | | ----- | 316,626 |

Statewide 79.97% 89.02% 77.64% 90.30% 68.73% 82.41% Normal 270,925

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Sales Count</u> | <u>Total Assessed Value (\$)</u> | <u>Total Sales Price or Value (\$)</u> | <u>Mean Ratio</u> | <u>Median Ratio</u> | <u>Geometric Mean Ratio</u> | <u>Weighted Mean Ratio</u> | <u>Price Related Differential</u> | <u>Coefficient of Dispersion (COD)</u> | <u>Coefficient of Variation (COV)</u> | <u>Probability of 90/110% Actual Mean</u> |
|---------------|--------------------|----------------------------------|--|-------------------|---------------------|-----------------------------|----------------------------|-----------------------------------|--|---------------------------------------|---|
| Ada | 3 | 1,068,500 | 1,213,945 | 73.25% | 54.95% | 68.16% | 88.02% | 0.83 | 38.90% | 48.83% | 96.25% |
| Adams | | | | | | | | | | | |
| Bannock | | | | | | | | | | | |
| Bear Lake | | | | | | | | | | | |
| Benewah | | | | | | | | | | | |
| Bingham | | | | | | | | | | | |
| Blaine | | | | | | | | | | | |
| Boise | | | | | | | | | | | |
| Bonner | 1 | 118,920 | 160,000 | | | | | | | | |
| Bonneville | 2 | 104,477 | 185,000 | 51.31% | 51.31% | 50.07% | 56.47% | 0.91 | 21.90% | 30.97% | 0.00% |
| Boundary | | | | | | | | | | | |
| Butte | | | | | | | | | | | |
| Camas | | | | | | | | | | | |
| Canyon | 8 | 2,983,750 | 2,986,000 | 101.30% | 99.82% | 101.09% | 99.92% | 1.01 | 3.89% | 7.12% | 0.00% |
| Caribou | | | | | | | | | | | |
| Cassia | | | | | | | | | | | |
| Clark | | | | | | | | | | | |
| Clearwater | 1 | 35,352 | 100,000 | | | | | | | | |
| Custer | | | | | | | | | | | |
| Elmore | 1 | 51,234 | 80,000 | | | | | | | | |
| Franklin | | | | | | | | | | | |
| Fremont | | | | | | | | | | | |
| Gem | | | | | | | | | | | |
| Gooding | | | | | | | | | | | |
| Idaho | 1 | 16,590 | 30,720 | | | | | | | | |
| Jefferson | 1 | 23,160 | 22,900 | | | | | | | | |
| Jerome | 7 | 767,020 | 870,750 | 89.68% | 92.60% | 89.06% | 88.09% | 1.02 | 8.75% | 12.22% | 53.19% |
| Kootenai | 5 | 924,302 | 1,407,900 | 91.71% | 81.28% | 83.64% | 65.65% | 1.40 | 35.16% | 43.24% | 85.08% |
| Latah | | | | | | | | | | | |
| Lemhi | | | | | | | | | | | |
| Lewis | | | | | | | | | | | |
| Lincoln | | | | | | | | | | | |
| Madison | | | | | | | | | | | |
| Minidoka | 1 | 15,518 | 8,500 | | | | | | | | |
| Nez Perce | | | | | | | | | | | |
| Oneida | | | | | | | | | | | |
| Owyhee | | | | | | | | | | | |
| Payette | 1 | 7,800 | 10,000 | | | | | | | | |
| Power | | | | | | | | | | | |
| Shoshone | 1 | 315,910 | 720,750 | | | | | | | | |
| Teton | 1 | 71,000 | 75,000 | | | | | | | | |
| Twin Falls | | | | | | | | | | | |
| Valley | | | | | | | | | | | |
| Washington | | | | | | | | | | | |

| | | | | | | | | | | | |
|-----------|----|-----------|-----------|--------|--------|--------|--------|---------|--------|--------|--------|
| Statewide | 34 | 6,503,533 | 7,871,465 | 86.68% | 93.63% | 81.24% | 82.62% | 104.91% | 24.23% | 35.29% | 26.32% |
|-----------|----|-----------|-----------|--------|--------|--------|--------|---------|--------|--------|--------|

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Mean Lower Confidence Interval (90%)</u> | <u>Mean Upper Confidence Interval (90%)</u> | <u>Median Lower Confidence Interval (90%)</u> | <u>Median Upper Confidence Interval (90%)</u> | <u>Meighted Mean Lower Confidence Interval (90%)</u> | <u>Weighted Mean Upper Confidence Interval (90%)</u> | <u>Distribution</u> | <u>Average Sale Price or Value (\$)</u> |
|---------------|---|---|---|---|--|--|---------------------|---|
| Ada | 12.95% | 133.56% | N/A | N/A | 21.82% | 154.22% | Normal | 404,648 |
| Adams | | | | | | | | |
| Bannock | | | | | | | | |
| Bear Lake | | | | | | | | |
| Benewah | | | | | | | | |
| Bingham | | | | | | | | |
| Blaine | | | | | | | | |
| Boise | | | | | | | | |
| Bonner | | | | | | | ----- | 160,000 |
| Bonneville | | | | | | | Normal | 92,500 |
| Boundary | | | | | | | | |
| Butte | | | | | | | | |
| Camas | | | | | | | | |
| Canyon | 96.47% | 106.14% | NA | NA | 97.12% | 102.73% | Normal | 373,250 |
| Caribou | | | | | | | | |
| Cassia | | | | | | | | |
| Clark | | | | | | | | |
| Clearwater | | | | | | | ----- | 100,000 |
| Custer | | | | | | | | |
| Elmore | | | | | | | ----- | 80,000 |
| Franklin | | | | | | | | |
| Fremont | | | | | | | | |
| Gem | | | | | | | | |
| Gooding | | | | | | | | |
| Idaho | | | | | | | ----- | 30,720 |
| Jefferson | | | | | | | ----- | 22,900 |
| Jerome | 81.63% | 97.72% | N/A | N/A | 79.93% | 96.25% | Normal | 124,393 |
| Kootenai | 53.90% | 129.53% | N/A | N/A | 33.98% | 97.32% | Normal | 281,580 |
| Latah | | | | | | | | |
| Lemhi | | | | | | | | |
| Lewis | | | | | | | | |
| Lincoln | | | | | | | | |
| Madison | | | | | | | | |
| Minidoka | | | | | | | ----- | 8,500 |
| Nez Perce | | | | | | | | |
| Oneida | | | | | | | | |
| Owyhee | | | | | | | | |
| Payette | | | | | | | ----- | 10,000 |
| Power | | | | | | | | |
| Shoshone | | | | | | | ----- | 720,750 |
| Teton | | | | | | | ----- | 75,000 |
| Twin Falls | | | | | | | | |
| Valley | | | | | | | | |
| Washington | | | | | | | | |

Statewide 78.05% 95.31% 78.00% 99.01% 71.79% 93.45% Normal 231,514

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Sales Count</u> | <u>Total Assessed Value (\$)</u> | <u>Total Sales Price or Value (\$)</u> | <u>Mean Ratio</u> | <u>Median Ratio</u> | <u>Geometric Mean Ratio</u> | <u>Weighted Mean Ratio</u> | <u>Price Related Differential</u> | <u>Coefficient of Dispersion (COD)</u> | <u>Coefficient of Variation (COV)</u> | <u>Probability of 90/110% Actual Mean</u> |
|---------------|--------------------|----------------------------------|--|-------------------|---------------------|-----------------------------|----------------------------|-----------------------------------|--|---------------------------------------|---|
| Ada | 214 | 170,702,355 | 196,203,796 | 87.74% | 88.59% | 85.37% | 87.00% | 1.01 | 18.13% | 23.09% | 5.17% |
| Adams | 5 | 742,071 | 956,028 | 78.06% | 79.15% | 75.16% | 77.62% | 1.01 | 17.63% | 27.89% | 89.07% |
| Bannock | 51 | 12,253,293 | 16,038,150 | 72.59% | 71.48% | 69.93% | 76.40% | 0.95 | 23.34% | 27.25% | 0.00% |
| Bear Lake | 5 | 453,090 | 513,900 | 103.09% | 102.28% | 98.32% | 88.17% | 1.17 | 21.11% | 30.66% | 68.79% |
| Benewah | 10 | 938,376 | 1,514,000 | 72.86% | 67.42% | 67.07% | 61.98% | 1.18 | 36.06% | 44.66% | 95.25% |
| Bingham | 7 | 625,714 | 629,287 | 92.73% | 93.61% | 90.15% | 99.43% | 0.93 | 17.89% | 25.49% | 97.38% |
| Blaine | 14 | 8,954,940 | 10,208,348 | 89.45% | 94.82% | 86.11% | 87.72% | 1.02 | 18.68% | 25.35% | 53.98% |
| Boise | 2 | 208,730 | 310,000 | 74.03% | 74.03% | 72.53% | 67.33% | 1.10 | 20.02% | 28.32% | 99.25% |
| Bonner | 20 | 4,739,652 | 6,874,700 | 67.09% | 66.95% | 62.61% | 68.94% | 0.97 | 30.12% | 36.97% | 0.00% |
| Bonneville | 37 | 11,609,884 | 18,237,338 | 76.24% | 75.46% | 72.31% | 63.66% | 1.20 | 28.18% | 32.11% | 0.03% |
| Boundary | 5 | 683,600 | 995,380 | 74.12% | 65.62% | 72.16% | 68.68% | 1.08 | 22.01% | 26.56% | 96.48% |
| Butte | 2 | 65,180 | 84,500 | 82.11% | 82.11% | 76.83% | 77.14% | 1.06 | 35.29% | 49.91% | 83.40% |
| Camas | | | | | | | | | | | |
| Canyon | 114 | 55,066,432 | 58,522,738 | 95.44% | 96.45% | 94.14% | 94.09% | 1.01 | 11.15% | 16.14% | Approx.100% |
| Caribou | | | | | | | | | | | |
| Cassia | 16 | 1,567,236 | 1,840,420 | 88.31% | 89.82% | 87.71% | 85.16% | 1.04 | 8.84% | 11.91% | 74.22% |
| Clark | | | | | | | | | | | |
| Clearwater | 8 | 467,793 | 536,500 | 88.73% | 84.71% | 81.28% | 87.19% | 1.02 | 31.73% | 44.66% | 93.57% |
| Custer | 6 | 505,150 | 497,500 | 100.08% | 101.19% | 98.95% | 101.54% | 0.99 | 10.02% | 15.59% | 94.06% |
| Elmore | 11 | 1,070,200 | 1,973,500 | 68.04% | 56.45% | 63.08% | 54.23% | 1.25 | 37.32% | 43.30% | 99.34% |
| Franklin | 1 | 384,900 | 325,000 | | | | | | | | |
| Fremont | 7 | 365,460 | 489,000 | 86.67% | 75.16% | 80.59% | 74.74% | 1.16 | 34.12% | 42.96% | 95.15% |
| Gem | 20 | 2,586,330 | 2,975,078 | 83.78% | 79.98% | 80.28% | 86.93% | 0.96 | 25.80% | 30.34% | 86.43% |
| Gooding | 14 | 1,128,462 | 1,178,000 | 98.13% | 98.48% | 97.01% | 95.79% | 1.02 | 11.37% | 15.22% | 99.86% |
| Idaho | 16 | 1,764,325 | 2,112,252 | 88.27% | 78.48% | 80.94% | 83.53% | 1.06 | 34.13% | 44.72% | 98.64% |
| Jefferson | 8 | 1,325,384 | 1,362,800 | 98.10% | 97.53% | 97.87% | 97.25% | 1.01 | 5.34% | 7.24% | 0.00% |
| Jerome | 21 | 2,574,570 | 2,903,402 | 90.83% | 92.60% | 88.40% | 88.67% | 1.02 | 14.06% | 21.45% | 42.47% |
| Kootenai | 166 | 57,967,022 | 76,205,234 | 78.92% | 77.21% | 75.37% | 76.07% | 1.04 | 23.59% | 29.71% | 0.00% |
| Latah | 45 | 17,365,009 | 21,971,744 | 82.75% | 82.29% | 77.38% | 79.03% | 1.05 | 28.65% | 35.97% | 5.12% |
| Lemhi | 8 | 1,076,933 | 1,135,000 | 95.31% | 100.77% | 92.44% | 94.88% | 1.00 | 18.96% | 25.77% | 95.54% |
| Lewis | 9 | 763,056 | 1,207,878 | 75.70% | 76.97% | 69.77% | 63.17% | 1.20 | 33.96% | 43.01% | 90.66% |
| Lincoln | 1 | 162,370 | 229,000 | | | | | | | | |
| Madison | 16 | 5,164,471 | 5,858,500 | 87.29% | 84.37% | 86.48% | 88.15% | 0.99 | 11.44% | 14.29% | 80.78% |
| Minidoka | 19 | 3,512,551 | 4,301,000 | 102.92% | 97.05% | 95.20% | 81.67% | 1.26 | 34.82% | 40.87% | 77.03% |
| Nez Perce | 38 | 8,510,904 | 8,633,084 | 98.28% | 95.20% | 95.73% | 98.58% | 1.00 | 17.42% | 25.05% | 97.93% |
| Oneida | 5 | 489,894 | 627,000 | 88.89% | 85.61% | 87.24% | 78.13% | 1.14 | 16.97% | 21.85% | 99.27% |
| Owyhee | 19 | 1,241,928 | 1,793,000 | 73.51% | 69.75% | 67.80% | 69.27% | 1.06 | 37.07% | 40.14% | 99.27% |
| Payette | 17 | 1,461,577 | 1,819,293 | 84.68% | 89.90% | 79.72% | 80.34% | 1.05 | 21.94% | 32.64% | 78.81% |
| Power | 5 | 697,497 | 756,000 | 99.05% | 98.47% | 97.40% | 92.26% | 1.07 | 15.27% | 20.02% | 89.25% |
| Shoshone | 24 | 3,265,217 | 5,766,472 | 60.35% | 56.01% | 56.38% | 56.62% | 1.07 | 31.96% | 40.28% | 0.00% |
| Teton | 1 | 71,000 | 75,000 | | | | | | | | |
| Twin Falls | 42 | 5,388,574 | 7,500,893 | 73.25% | 68.95% | 70.58% | 71.84% | 1.02 | 22.99% | 28.50% | 0.00% |
| Valley | 14 | 10,597,609 | 10,696,855 | 84.66% | 80.95% | 78.48% | 99.07% | 0.85 | 36.35% | 41.12% | 99.68% |
| Washington | 13 | 2,658,160 | 2,850,055 | 100.29% | 93.97% | 97.16% | 93.27% | 1.08 | 21.49% | 24.99% | 91.92% |

Statewide 1,066 402,664,907 481,314,925 84.35% 85.60% 80.41% 83.66% 1.01 23.26% 29.71% 0.00%

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Mean Lower Confidence Interval (90%)</u> | <u>Mean Upper Confidence Interval (90%)</u> | <u>Median Lower Confidence Interval (90%)</u> | <u>Median Upper Confidence Interval (90%)</u> | <u>Meighted Mean Lower Confidence Interval (90%)</u> | <u>Weighted Mean Upper Confidence Interval (90%)</u> | <u>Distribution</u> | <u>Average Sale Price or Value (\$)</u> |
|---------------|---|---|---|---|--|--|---------------------|---|
| Ada | 85.47% | 90.02% | 85.47% | 91.76% | 82.17% | 91.84% | Normal | 916,840 |
| Adams | 57.30% | 98.82% | N/A | N/A | 61.05% | 94.19% | Normal | 191,206 |
| Bannock | 68.04% | 77.15% | 61.54% | 80.76% | 64.36% | 88.44% | Normal | 314,474 |
| Bear Lake | 72.95% | 133.22% | N/A | N/A | 57.99% | 118.34% | Normal | 102,780 |
| Benewah | 54.00% | 91.73% | 44.71% | 101.55% | 49.94% | 74.02% | Normal | 151,400 |
| Bingham | 75.37% | 110.09% | N/A | N/A | 84.10% | 114.76% | Normal | 89,898 |
| Blaine | 78.71% | 100.18% | 77.17% | 108.33% | 72.07% | 103.37% | Normal | 729,168 |
| Boise | | | | | | | Normal | 155,000 |
| Bonner | 57.50% | 76.68% | 46.51% | 80.83% | 54.94% | 82.95% | Normal | 343,735 |
| Bonneville | 69.62% | 82.86% | 62.14% | 91.93% | 57.56% | 69.76% | Normal | 492,901 |
| Boundary | 55.35% | 92.89% | N/A | N/A | 57.46% | 79.90% | Normal | 199,076 |
| Butte | | | | | | | Normal | 42,250 |
| Camas | | | | | | | | |
| Canyon | 93.06% | 97.81% | 94.44% | 98.58% | 91.56% | 96.63% | Normal | 513,357 |
| Caribou | | | | | | | | |
| Cassia | 83.70% | 92.93% | 80.49% | 95.13% | 79.81% | 90.50% | Normal | 115,026 |
| Clark | | | | | | | | |
| Clearwater | 62.18% | 115.28% | NA | NA | 49.75% | 124.63% | Normal | 67,063 |
| Custer | 87.24% | 112.92% | N/A | N/A | 89.02% | 114.06% | Normal | 82,917 |
| Elmore | 51.94% | 84.13% | 44.81% | 88.60% | 43.43% | 65.03% | Normal | 179,409 |
| Franklin | | | | | | | ----- | 325,000 |
| Fremont | 59.32% | 114.01% | N/A | N/A | 61.18% | 88.30% | Normal | 69,857 |
| Gem | 73.95% | 93.60% | 63.25% | 100.69% | 72.78% | 101.09% | Normal | 148,754 |
| Gooding | 91.06% | 105.20% | 91.62% | 111.16% | 89.45% | 102.14% | Normal | 84,143 |
| Idaho | 70.97% | 105.57% | 70.00% | 97.26% | 72.03% | 95.02% | Normal | 132,016 |
| Jefferson | 93.34% | 102.86% | NA | NA | 93.04% | 101.47% | Normal | 170,350 |
| Jerome | 83.50% | 98.16% | 88.66% | 99.01% | 83.42% | 93.92% | Normal | 138,257 |
| Kootenai | 75.92% | 81.91% | 74.06% | 80.28% | 72.21% | 79.92% | Normal | 459,068 |
| Latah | 75.45% | 90.05% | 71.64% | 92.41% | 64.46% | 93.61% | Normal | 488,261 |
| Lemhi | 78.86% | 111.77% | NA | NA | 82.11% | 107.66% | Normal | 141,875 |
| Lewis | 55.51% | 95.88% | 44.30% | 108.44% | 49.45% | 76.90% | Normal | 134,209 |
| Lincoln | | | | | | | ----- | 229,000 |
| Madison | 81.83% | 92.76% | 80.37% | 95.82% | 82.09% | 94.22% | Normal | 366,156 |
| Minidoka | 86.18% | 119.65% | 69.88% | 121.90% | 71.17% | 92.16% | Normal | 226,368 |
| Nez Perce | 91.71% | 104.85% | 90.60% | 101.83% | 87.53% | 109.64% | Normal | 227,186 |
| Oneida | 70.37% | 107.41% | N/A | N/A | 60.86% | 95.40% | Normal | 125,400 |
| Owyhee | 61.77% | 85.25% | 50.82% | 93.26% | 53.09% | 85.44% | Normal | 94,368 |
| Payette | 72.97% | 96.38% | 72.56% | 97.41% | 72.72% | 87.95% | Normal | 107,017 |
| Power | 80.14% | 117.96% | N/A | N/A | 82.56% | 101.96% | Normal | 151,200 |
| Shoshone | 51.85% | 68.86% | 43.69% | 65.09% | 49.43% | 63.82% | Normal | 240,270 |
| Teton | | | | | | | | |
| Twin Falls | 67.95% | 78.55% | 62.50% | 72.60% | 64.59% | 79.09% | Normal | 178,593 |
| Valley | 68.19% | 101.14% | 54.49% | 102.90% | 72.80% | 125.35% | Normal | 764,061 |
| Washington | 87.90% | 112.68% | 88.96% | 123.22% | 85.29% | 101.24% | Normal | 219,235 |
| Statewide | 83.09% | 85.62% | 83.52% | 87.43% | 81.35% | 85.97% | Normal | 451,515 |

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Sales Count</u> | <u>Total Assessed Value (\$)</u> | <u>Total Sales Price or Value (\$)</u> | <u>Mean Ratio</u> | <u>Median Ratio</u> | <u>Geometric Mean Ratio</u> | <u>Weighted Mean Ratio</u> | <u>Price Related Differential</u> | <u>Coefficient of Dispersion (COD)</u> | <u>Coefficient of Variation (COV)</u> | <u>Probability of 90/110% Actual Mean</u> |
|---------------|--------------------|----------------------------------|--|-------------------|---------------------|-----------------------------|----------------------------|-----------------------------------|--|---------------------------------------|---|
| Ada | 132 | 22,341,222 | 25,016,970 | 87.77% | 88.09% | 86.95% | 89.30% | 0.98 | 11.26% | 13.65% | 1.62% |
| Adams | 1 | 168,536 | 228,000 | | | | | | | | |
| Bannock | | | | | | | | | | | |
| Bear Lake | | | | | | | | | | | |
| Benewah | | | | | | | | | | | |
| Bingham | | | | | | | | | | | |
| Blaine | 40 | 20,569,758 | 25,941,920 | 82.02% | 79.78% | 80.29% | 79.29% | 1.03 | 17.29% | 20.54% | 0.13% |
| Boise | 1 | 74,520 | 105,000 | | | | | | | | |
| Bonner | 50 | 11,439,010 | 14,693,907 | 77.77% | 82.44% | 75.49% | 77.85% | 1.00 | 18.02% | 23.18% | 0.00% |
| Bonneville | 112 | 12,565,428 | 13,484,007 | 93.49% | 92.07% | 92.73% | 93.19% | 1.00 | 9.19% | 13.84% | 99.78% |
| Boundary | | | | | | | | | | | |
| Butte | | | | | | | | | | | |
| Camas | | | | | | | | | | | |
| Canyon | | | | | | | | | | | |
| Caribou | | | | | | | | | | | |
| Cassia | | | | | | | | | | | |
| Clark | | | | | | | | | | | |
| Clearwater | | | | | | | | | | | |
| Custer | | | | | | | | | | | |
| Elmore | | | | | | | | | | | |
| Franklin | | | | | | | | | | | |
| Fremont | 2 | 50,000 | 54,000 | 92.72% | 92.72% | 92.66% | 92.59% | 1.00 | 3.70% | 5.24% | 62.04% |
| Gem | | | | | | | | | | | |
| Gooding | | | | | | | | | | | |
| Idaho | | | | | | | | | | | |
| Jefferson | | | | | | | | | | | |
| Jerome | | | | | | | | | | | |
| Kootenai | | | | | | | | | | | |
| Latah | 21 | 2,084,739 | 2,635,430 | 79.46% | 77.12% | 78.70% | 79.10% | 1.00 | 12.13% | 13.84% | 0.01% |
| Lemhi | | | | | | | | | | | |
| Lewis | | | | | | | | | | | |
| Lincoln | | | | | | | | | | | |
| Madison | 5 | 370,652 | 397,300 | 93.50% | 96.20% | 93.40% | 93.29% | 1.00 | 3.40% | 5.30% | 90.44% |
| Minidoka | | | | | | | | | | | |
| Nez Perce | | | | | | | | | | | |
| Oneida | | | | | | | | | | | |
| Owyhee | | | | | | | | | | | |
| Payette | | | | | | | | | | | |
| Power | | | | | | | | | | | |
| Shoshone | 14 | 1,951,240 | 2,500,910 | 84.96% | 90.71% | 82.86% | 78.02% | 1.09 | 14.46% | 21.76% | 16.29% |
| Teton | | | | | | | | | | | |
| Twin Falls | 10 | 849,005 | 1,019,200 | 81.48% | 76.82% | 80.11% | 83.30% | 0.98 | 17.92% | 19.58% | 6.26% |
| Valley | 25 | 5,253,336 | 6,554,209 | 77.52% | 75.21% | 76.41% | 80.15% | 0.97 | 13.87% | 17.17% | 0.00% |
| Washington | | | | | | | | | | | |

Statewide 413 77,717,446 92,630,852 86.28% 87.97% 84.92% 83.90% 1.03 13.05% 17.34% 0.00%

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Mean Lower Confidence Interval (90%)</u> | <u>Mean Upper Confidence Interval (90%)</u> | <u>Median Lower Confidence Interval (90%)</u> | <u>Median Upper Confidence Interval (90%)</u> | <u>Weighted Mean Lower Confidence Interval (90%)</u> | <u>Weighted Mean Upper Confidence Interval (90%)</u> | <u>Distribution</u> | <u>Average Sale Price or Value (\$)</u> |
|---------------|---|---|---|---|--|--|---------------------|---|
| Ada | 86.05% | 89.48% | 86.00% | 89.50% | 87.52% | 91.09% | Non-Normal | 189,523 |
| Adams | | | | | | | Normal | 228,000 |
| Bannock | | | | | | | | |
| Bear Lake | | | | | | | | |
| Benewah | | | | | | | | |
| Bingham | | | | | | | | |
| Blaine | 77.64% | 86.40% | 73.52% | 88.07% | 67.83% | 90.76% | Normal | 648,548 |
| Boise | | | | | | | | |
| Bonner | 73.57% | 81.96% | 72.53% | 86.93% | 73.33% | 82.37% | Normal | 293,878 |
| Bonneville | 91.48% | 95.50% | 90.67% | 94.92% | 91.27% | 95.10% | Non-Normal | |
| Boundary | | | | | | | | |
| Butte | | | | | | | | |
| Camas | | | | | | | | |
| Canyon | | | | | | | | |
| Caribou | | | | | | | | |
| Cassia | | | | | | | | |
| Clark | | | | | | | | |
| Clearwater | | | | | | | | |
| Custer | | | | | | | | |
| Elmore | | | | | | | | |
| Franklin | | | | | | | | |
| Fremont | | | | | | | Normal | 27,000 |
| Gem | | | | | | | | |
| Gooding | | | | | | | | |
| Idaho | | | | | | | | |
| Jefferson | | | | | | | | |
| Jerome | | | | | | | | |
| Kootenai | | | | | | | | |
| Latah | 75.32% | 83.60% | 73.39% | 87.97% | 75.02% | 83.19% | Normal | 125,497 |
| Lemhi | | | | | | | | |
| Lewis | | | | | | | | |
| Lincoln | | | | | | | | |
| Madison | 88.78% | 98.23% | N/A | N/A | 88.35% | 98.23% | Normal | 79,460 |
| Minidoka | | | | | | | | |
| Nez Perce | | | | | | | | |
| Oneida | | | | | | | | |
| Owyhee | | | | | | | | |
| Payette | | | | | | | | |
| Power | | | | | | | | |
| Shoshone | 76.20% | 93.71% | 62.08% | 96.07% | 64.08% | 91.96% | Normal | 178,636 |
| Teton | | | | | | | | |
| Twin Falls | 72.23% | 90.72% | 65.65% | 100.73% | 72.84% | 93.76% | Normal | 101,920 |
| Valley | 72.96% | 82.08% | 69.96% | 83.66% | 75.52% | 84.79% | Normal | 262,168 |
| Washington | | | | | | | | |

Statewide 85.07% 87.49% 86.59% 89.29% 81.11% 86.69% Non-normal 224,288

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Sales Count</u> | <u>Total Assessed Value (\$)</u> | <u>Total Sales Price or Value (\$)</u> | <u>Mean Ratio</u> | <u>Median Ratio</u> | <u>Geometric Mean Ratio</u> | <u>Weighted Mean Ratio</u> | <u>Price Related Differential</u> | <u>Coefficient of Dispersion (COD)</u> | <u>Coefficient of Variation (COV)</u> | <u>Probability of 90/110% Actual Mean</u> |
|---------------|--------------------|----------------------------------|--|-------------------|---------------------|-----------------------------|----------------------------|-----------------------------------|--|---------------------------------------|---|
| Ada | 25 | 7,859,300 | 9,089,705 | 88.63% | 87.74% | 86.60% | 86.46% | 1.03 | 17.01% | 21.67% | 36.18% |
| Adams | | | | | | | | | | | |
| Bannock | | | | | | | | | | | |
| Bear Lake | | | | | | | | | | | |
| Benewah | | | | | | | | | | | |
| Bingham | | | | | | | | | | | |
| Blaine | 7 | 1,941,810 | 2,109,598 | 96.53% | 97.20% | 95.86% | 92.05% | 1.05 | 9.50% | 12.64% | 88.33% |
| Boise | | | | | | | | | | | |
| Bonner | | | | | | | | | | | |
| Bonneville | | | | | | | | | | | |
| Boundary | | | | | | | | | | | |
| Butte | | | | | | | | | | | |
| Camas | | | | | | | | | | | |
| Canyon | | | | | | | | | | | |
| Caribou | | | | | | | | | | | |
| Cassia | | | | | | | | | | | |
| Clark | | | | | | | | | | | |
| Clearwater | | | | | | | | | | | |
| Custer | | | | | | | | | | | |
| Elmore | | | | | | | | | | | |
| Franklin | | | | | | | | | | | |
| Fremont | | | | | | | | | | | |
| Gem | | | | | | | | | | | |
| Gooding | | | | | | | | | | | |
| Idaho | | | | | | | | | | | |
| Jefferson | | | | | | | | | | | |
| Jerome | | | | | | | | | | | |
| Kootenai | | | | | | | | | | | |
| Latah | | | | | | | | | | | |
| Lemhi | 7 | 1,057,399 | 1,105,000 | 99.63% | 101.37% | 97.19% | 95.69% | 1.04 | 16.43% | 23.11% | 70.52% |
| Lewis | | | | | | | | | | | |
| Lincoln | | | | | | | | | | | |
| Madison | | | | | | | | | | | |
| Minidoka | | | | | | | | | | | |
| Nez Perce | | | | | | | | | | | |
| Oneida | | | | | | | | | | | |
| Owyhee | | | | | | | | | | | |
| Payette | | | | | | | | | | | |
| Power | | | | | | | | | | | |
| Shoshone | | | | | | | | | | | |
| Teton | | | | | | | | | | | |
| Twin Falls | | | | | | | | | | | |
| Valley | | | | | | | | | | | |
| Washington | | | | | | | | | | | |

Statewide 39 10,858,509 12,304,303 92.02% 92.43% 90.04% 88.25% 1.04 16.75% 20.68% 25.46%

Some Counties DO NOT have sales in some of the categories.

| County | Mean Lower Confidence Interval (90%) | Mean Upper Confidence Interval (90%) | Median Lower Confidence Interval (90%) | Median Upper Confidence Interval (90%) | Meighted Mean Lower Confidence Interval (90%) | Weighted Mean Upper Confidence Interval (90%) | Distribution | Average Sale Price or Value (\$) |
|---------------|---|---|---|---|--|--|---------------------|---|
| Ada | 82.05% | 95.20% | 80.63% | 101.57% | 79.22% | 93.71% | Normal | 363,588 |
| Adams | | | | | | | | |
| Bannock | | | | | | | | |
| Bear Lake | | | | | | | | |
| Benewah | | | | | | | | |
| Bingham | | | | | | | | |
| Blaine | 87.57% | 105.50% | N/A | N/A | 82.49% | 101.61% | Normal | 301,371 |
| Boise | | | | | | | | |
| Bonner | | | | | | | | |
| Bonneville | | | | | | | | |
| Boundary | | | | | | | | |
| Butte | | | | | | | | |
| Camas | | | | | | | | |
| Canyon | | | | | | | | |
| Caribou | | | | | | | | |
| Cassia | | | | | | | | |
| Clark | | | | | | | | |
| Clearwater | | | | | | | | |
| Custer | | | | | | | | |
| Elmore | | | | | | | | |
| Franklin | | | | | | | | |
| Fremont | | | | | | | | |
| Gem | | | | | | | | |
| Gooding | | | | | | | | |
| Idaho | | | | | | | | |
| Jefferson | | | | | | | | |
| Jerome | | | | | | | | |
| Kootenai | | | | | | | | |
| Latah | | | | | | | | |
| Lemhi | 82.72% | 116.54% | N/A | N/A | 82.34% | 109.05% | Normal | 157,857 |
| Lewis | | | | | | | | |
| Lincoln | | | | | | | | |
| Madison | | | | | | | | |
| Minidoka | | | | | | | | |
| Nez Perce | | | | | | | | |
| Oneida | | | | | | | | |
| Owyhee | | | | | | | | |
| Payette | | | | | | | | |
| Power | | | | | | | | |
| Shoshone | | | | | | | | |
| Teton | | | | | | | | |
| Twin Falls | | | | | | | | |
| Valley | | | | | | | | |
| Washington | | | | | | | | |

Statewide 87.01% 97.03% 83.08% 101.37% 82.79% 93.71% Normal 315,495

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Sales Count</u> | <u>Total Assessed Value (\$)</u> | <u>Total Sales Price or Value (\$)</u> | <u>Mean Ratio</u> | <u>Median Ratio</u> | <u>Geometric Mean Ratio</u> | <u>Weighted Mean Ratio</u> | <u>Price Related Differential</u> | <u>Coefficient of Dispersion (COD)</u> | <u>Coefficient of Variation (COV)</u> | <u>Probability of 90/110% Actual Mean</u> |
|---------------|--------------------|----------------------------------|--|-------------------|---------------------|-----------------------------|----------------------------|-----------------------------------|--|---------------------------------------|---|
| Ada | 89 | 7,777,473 | 9,815,247 | 82.66% | 78.34% | 80.28% | 79.24% | 1.04 | 20.13% | 24.56% | 0.03% |
| Adams | 8 | 642,036 | 983,200 | 68.06% | 68.26% | 64.88% | 65.30% | 1.04 | 24.56% | 30.49% | 99.86% |
| Bannock | 39 | 3,146,454 | 3,409,016 | 94.36% | 95.64% | 93.11% | 92.30% | 1.02 | 12.49% | 16.78% | 95.74% |
| Bear Lake | 5 | 298,410 | 327,765 | 90.42% | 88.18% | 84.81% | 91.04% | 0.99 | 24.85% | 39.88% | 88.88% |
| Benewah | 18 | 915,536 | 1,352,966 | 68.09% | 66.88% | 64.29% | 67.67% | 1.01 | 27.02% | 33.26% | 0.00% |
| Bingham | 17 | 1,267,362 | 1,311,126 | 100.16% | 96.82% | 98.98% | 96.66% | 1.04 | 12.71% | 16.42% | 99.32% |
| Blaine | 8 | 1756990 | 1,662,778 | 102.40% | 98.41% | 97.10% | 105.67% | 0.97 | 23.75% | 31.48% | 74.86% |
| Boise | 46 | 3,825,970 | 4,818,045 | 88.83% | 80.88% | 85.41% | 79.41% | 1.12 | 23.33% | 29.65% | 38.15% |
| Bonner | 80 | 10,802,851 | 12,886,354 | 86.18% | 81.68% | 80.84% | 83.83% | 1.03 | 29.71% | 34.08% | 12.25% |
| Bonneville | 25 | 1,609,907 | 1,952,943 | 83.75% | 84.75% | 80.87% | 82.43% | 1.02 | 20.36% | 25.96% | 92.51% |
| Boundary | 16 | 1,300,830 | 1,750,721 | 76.47% | 75.98% | 75.00% | 74.30% | 1.03 | 14.82% | 20.12% | 0.00% |
| Butte | 1 | 35,610 | 94,500 | | | | | | | | |
| Camas | 2 | 173,430 | 365,000 | 49.85% | 49.85% | 49.29% | 47.52% | 1.05 | 14.84% | 20.98% | 0.00% |
| Canyon | | | | | | | | | | | |
| Caribou | | | | | | | | | | | |
| Cassia | 12 | 1,093,976 | 1,013,650 | 111.29% | 108.34% | 109.43% | 107.92% | 1.03 | 14.98% | 19.64% | 42.07% |
| Clark | 2 | 174,670 | 150,000 | 119.36% | 119.36% | 115.21% | 116.45% | 1.03 | 26.15% | 36.98% | 38.59% |
| Clearwater | 23 | 1,171,258 | 1,519,970 | 83.09% | 85.67% | 80.89% | 77.06% | 1.08 | 16.98% | 22.41% | 96.33% |
| Custer | 13 | 835,950 | 1,172,129 | 82.79% | 81.27% | 78.93% | 71.32% | 1.16 | 24.90% | 31.09% | 84.61% |
| Elmore | 34 | 2,411,455 | 3,240,554 | 75.53% | 71.92% | 73.74% | 74.41% | 1.01 | 19.19% | 22.39% | 0.00% |
| Franklin | 2 | 141,637 | 207,284 | 69.18% | 69.18% | 69.01% | 68.33% | 1.01 | 6.95% | 9.83% | 0.00% |
| Fremont | 16 | 1,055,997 | 1,303,225 | 88.02% | 83.05% | 83.17% | 81.03% | 1.09 | 29.01% | 34.26% | 99.83% |
| Gem | 65 | 7,551,400 | 8,847,476 | 87.33% | 85.42% | 86.39% | 85.35% | 1.02 | 11.01% | 15.40% | 5.50% |
| Gooding | 21 | 1,524,495 | 1,841,495 | 86.70% | 83.47% | 84.90% | 82.79% | 1.05 | 14.94% | 21.46% | 79.39% |
| Idaho | 48 | 4,235,858 | 5,044,429 | 85.46% | 86.36% | 82.33% | 83.97% | 1.02 | 20.80% | 26.36% | 8.11% |
| Jefferson | 36 | 2,812,505 | 2,997,287 | 94.74% | 96.71% | 91.95% | 93.84% | 1.01 | 16.94% | 23.07% | 90.36% |
| Jerome | 27 | 2,045,375 | 2,416,666 | 91.32% | 86.98% | 88.41% | 84.64% | 1.08 | 16.72% | 29.84% | 40.13% |
| Kootenai | 72 | 11,955,729 | 12,955,545 | 93.04% | 93.99% | 91.93% | 92.28% | 1.01 | 12.28% | 15.46% | 96.34% |
| Latah | 19 | 1,372,557 | 1,745,669 | 82.53% | 79.89% | 79.29% | 78.63% | 1.05 | 22.61% | 29.72% | 90.82% |
| Lemhi | 11 | 489,612 | 688,500 | 66.84% | 65.62% | 65.51% | 71.11% | 0.94 | 16.85% | 20.41% | 0.00% |
| Lewis | 7 | 332,890 | 412,700 | 82.56% | 90.13% | 77.41% | 80.66% | 1.02 | 22.00% | 36.29% | 99.25% |
| Lincoln | 10 | 944,250 | 1,244,800 | 80.94% | 84.51% | 78.05% | 75.86% | 1.07 | 20.95% | 27.30% | 90.32% |
| Madison | 11 | 785,737 | 942,851 | 87.85% | 86.08% | 83.19% | 83.34% | 1.05 | 24.34% | 32.82% | 99.46% |
| Minidoka | 16 | 1,165,221 | 1,168,598 | 105.90% | 98.86% | 104.26% | 99.71% | 1.06 | 14.28% | 18.65% | 79.95% |
| Nez Perce | 77 | 7,625,406 | 9,145,691 | 83.32% | 85.98% | 81.49% | 83.38% | 1.00 | 13.79% | 19.81% | 0.02% |
| Oneida | 6 | 453,425 | 597,900 | 78.37% | 77.89% | 76.98% | 75.84% | 1.03 | 16.40% | 20.06% | 96.56% |
| Owyhee | 58 | 4,771,240 | 6,284,921 | 78.02% | 75.75% | 71.54% | 75.92% | 1.03 | 32.25% | 42.04% | 0.27% |
| Payette | 32 | 2,573,110 | 3,150,754 | 83.07% | 85.73% | 81.67% | 81.67% | 1.02 | 14.53% | 17.96% | 0.43% |
| Power | 9 | 361,551 | 410,800 | 92.30% | 86.43% | 90.01% | 88.01% | 1.05 | 17.65% | 25.42% | 98.84% |
| Shoshone | 13 | 761,600 | 1,379,668 | 60.97% | 54.18% | 56.57% | 55.20% | 1.10 | 30.61% | 44.67% | 0.00% |
| Teton | 8 | 1,245,927 | 1,364,000 | 91.95% | 90.08% | 91.16% | 91.34% | 1.01 | 11.26% | 14.10% | 33.72% |
| Twin Falls | 46 | 3,713,632 | 4,256,524 | 89.95% | 91.87% | 88.02% | 87.25% | 1.03 | 16.67% | 21.32% | 49.25% |
| Valley | 15 | 1,904,090 | 2,635,500 | 71.25% | 69.30% | 69.87% | 72.25% | 0.99 | 14.51% | 20.28% | 0.00% |
| Washington | 24 | 2,165,440 | 2,576,538 | 90.85% | 89.92% | 88.58% | 84.04% | 1.08 | 17.06% | 22.49% | 42.07% |

Statewide 1,087 101,228,852 121,444,785 85.77% 85.09% 82.58% 83.35% 102.90% 20.49% 26.79% 0.00%

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Mean Lower Confidence Interval (90%)</u> | <u>Mean Upper Confidence Interval (90%)</u> | <u>Median Lower Confidence Interval (90%)</u> | <u>Median Upper Confidence Interval (90%)</u> | <u>Meighted Mean Lower Confidence Interval (90%)</u> | <u>Weighted Mean Upper Confidence Interval (90%)</u> | <u>Distribution</u> | <u>Average Sale Price or Value (\$)</u> |
|---------------|---|---|---|---|--|--|---------------------|---|
| Ada | 79.12% | 86.20% | 75.52% | 83.50% | 76.05% | 82.42% | Normal | 110,284 |
| Adams | 54.16% | 81.97% | NA | NA | 53.03% | 77.57% | Normal | 122,900 |
| Bannock | 90.19% | 98.54% | 87.12% | 99.60% | 88.05% | 96.55% | Normal | 87,411 |
| Bear Lake | 56.04% | 124.80% | N/A | N/A | 64.78% | 117.30% | Normal | 65,553 |
| Benewah | 58.80% | 77.38% | 55.85% | 81.65% | 54.19% | 81.15% | Normal | 75,165 |
| Bingham | 93.20% | 107.13% | 88.67% | 107.11% | 91.03% | 102.30% | Normal | 77,125 |
| Blaine | 80.80% | 124.00% | NA | NA | 89.68% | 121.65% | Normal | 207,847 |
| Boise | 82.44% | \$0.95 | \$0.78 | \$0.92 | \$0.73 | \$0.85 | Normal | 104,740 |
| Bonner | 80.78% | 91.58% | 76.18% | 91.15% | 78.39% | 89.27% | Normal | 161,079 |
| Bonneville | 76.31% | 91.19% | 72.52% | 97.42% | 76.24% | 88.63% | Normal | 78,118 |
| Boundary | 69.73% | 83.21% | 69.55% | 81.35% | 67.88% | 80.72% | Normal | 109,420 |
| Butte | | | | | | | ----- | 94,500 |
| Camas | | | | | | | Normal | 182,500 |
| Canyon | | | | | | | | |
| Caribou | | | | | | | | |
| Cassia | 99.96% | 122.62% | 95.90% | 122.17% | 96.80% | 119.05% | Normal | 84,471 |
| Clark | | | | | | | Normal | 75,000 |
| Clearwater | 76.42% | 89.75% | 72.65% | 92.30% | 68.17% | 85.95% | Normal | 66,086 |
| Custer | 70.06% | 95.51% | 66.57% | 100.64% | 53.61% | 89.03% | Normal | 90,164 |
| Elmore | 70.76% | 80.30% | 65.91% | 82.81% | 69.88% | 78.95% | Normal | 95,310 |
| Franklin | | | | | | | Normal | 103,642 |
| Fremont | 74.81% | 101.24% | 68.40% | 104.05% | 68.57% | 93.49% | Normal | 81,452 |
| Gem | 84.59% | 90.08% | 81.93% | 87.12% | 82.94% | 87.76% | Normal | 136,115 |
| Gooding | 79.70% | 93.71% | 80.62% | 90.75% | 76.69% | 88.88% | Normal | 87,690 |
| Idaho | 80.11% | 90.80% | 76.85% | 92.34% | 77.30% | 90.64% | Normal | 105,092 |
| Jefferson | 88.75% | 100.73% | 88.99% | 103.01% | 88.74% | 98.93% | Normal | 83,258 |
| Jerome | 82.37% | 100.26% | 80.73% | 91.47% | 80.22% | 89.05% | Normal | 89,506 |
| Kootenai | 90.25% | 95.83% | 89.67% | 96.62% | 89.76% | 94.80% | Normal | 179,938 |
| Latah | 72.77% | 92.29% | 67.70% | 87.98% | 71.29% | 85.96% | Normal | 91,877 |
| Lemhi | 59.39% | 74.29% | 59.25% | 79.06% | 64.32% | 77.91% | Normal | 62,591 |
| Lewis | 60.56% | 104.57% | N/A | N/A | 65.42% | 95.90% | Normal | 58,957 |
| Lincoln | 68.13% | 93.75% | 51.92% | 100.04% | 62.53% | 89.18% | Normal | 124,480 |
| Madison | 72.10% | 103.60% | 64.56% | 104.06% | 71.87% | 94.80% | Normal | 85,714 |
| Minidoka | 97.24% | 114.55% | 94.86% | 112.93% | 92.27% | 107.15% | Normal | 73,037 |
| Nez Perce | 80.22% | 86.41% | 82.29% | 88.51% | 80.12% | 86.63% | Normal | 118,775 |
| Oneida | 65.44% | 91.30% | N/A | N/A | 62.03% | 89.65% | Normal | 99,650 |
| Owyhee | 70.93% | 85.10% | 64.42% | 80.74% | 68.26% | 83.57% | Normal | 108,361 |
| Payette | 78.73% | 87.40% | 74.71% | 94.47% | 76.85% | 86.48% | Normal | 98,461 |
| Power | 77.75% | 106.85% | 73.87% | 114.15% | 68.56% | 107.47% | Normal | 45,644 |
| Shoshone | 47.51% | 74.43% | 52.11% | 63.30% | 46.32% | 64.08% | Normal | 106,128 |
| Teton | 83.26% | 100.64% | NA | NA | 83.36% | 99.33% | Normal | 170,500 |
| Twin Falls | 85.30% | 94.60% | 81.96% | 97.55% | 83.08% | 91.41% | Normal | 92,533 |
| Valley | 64.68% | 77.82% | 64.37% | 77.71% | 65.38% | 79.11% | Normal | 175,700 |
| Washington | 83.70% | 98.00% | 82.54% | 99.99% | 76.66% | 91.43% | Normal | 107,356 |

Statewide 84.62% 86.92% 83.89% 86.33% 82.16% 84.55% Normal 111,725

Some Counties DO NOT have sales in some of the categories.

| <u>County</u> | <u>Sales Count</u> | <u>Total Assessed Value (\$)</u> | <u>Total Sales Price or Value (\$)</u> | <u>Mean Ratio</u> | <u>Median Ratio</u> | <u>Geometric Mean Ratio</u> | <u>Weighted Mean Ratio</u> | <u>Price Related Differential</u> | <u>Coefficient of Dispersion (COD)</u> | <u>Coefficient of Variation (COV)</u> | <u>Probability of 90/110% Actual Mean</u> |
|---------------|--------------------|----------------------------------|--|-------------------|---------------------|-----------------------------|----------------------------|-----------------------------------|--|---------------------------------------|---|
| Ada | 226 | 5,116,675 | 5,774,284 | 98.38% | 93.74% | 93.96% | 88.61% | 1.11 | 26.04% | 30.17% | Approx. 100% |
| Adams | | | | | | | | | | | |
| Bannock | 80 | 1,315,743 | 1,235,006 | 114.81% | 108.75% | 109.55% | 106.54% | 1.08 | 24.88% | 30.04% | 10.61% |
| Bear Lake | 2 | 61,250 | 63,000 | 95.78% | 95.78% | 90.88% | 97.22% | 0.99 | 31.58% | 44.66% | 68.44% |
| Benewah | 20 | 307,411 | 284,442 | 124.95% | 111.89% | 119.43% | 108.08% | 1.16 | 26.41% | 32.86% | 5.26% |
| Bingham | 12 | 135,800 | 136,750 | 99.84% | 97.50% | 98.66% | 99.31% | 1.01 | 12.67% | 15.68% | 98.78% |
| Blaine | 6 | 80280 | 57,500 | 141.18% | 141.67% | 138.19% | 139.62% | 1.01 | 18.87% | 22.35% | 0.78% |
| Boise | 1 | 3,780 | 7,500 | | | | | | | | |
| Bonner | 30 | 1,556,338 | 1,627,859 | 102.87% | 100.78% | 100.50% | 95.61% | 1.08 | 15.67% | 22.38% | 94.74% |
| Bonneville | 16 | 215,423 | 260,144 | 96.58% | 73.72% | 88.86% | 82.81% | 1.17 | 43.49% | 41.92% | 90.82% |
| Boundary | 10 | 139,710 | 125,190 | 131.82% | 115.46% | 123.89% | 111.60% | 1.18 | 30.07% | 39.81% | 9.51% |
| Butte | 1 | 8,870 | 6,000 | | | | | | | | |
| Camas | | | | | | | | | | | |
| Canyon | 110 | 2,541,900 | 2,566,106 | 102.43% | 102.09% | 100.09% | 99.06% | 1.03 | 16.03% | 21.08% | 99.99% |
| Caribou | | | | | | | | | | | |
| Cassia | 8 | 109,988 | 113,300 | 97.13% | 95.22% | 96.69% | 97.08% | 1.00 | 7.40% | 10.46% | 2.38% |
| Clark | 2 | 8,300 | 7,500 | 114.50% | 114.50% | 112.88% | 110.67% | 1.03 | 16.74% | 23.67% | 40.90% |
| Clearwater | 6 | 142,195 | 191,300 | 109.88% | 91.02% | 98.52% | 74.33% | 1.48 | 46.79% | 50.97% | 50.40% |
| Custer | 5 | 53,260 | 54,919 | 109.59% | 99.38% | 105.35% | 96.98% | 1.13 | 21.21% | 33.63% | 51.20% |
| Elmore | 26 | 286,946 | 289,036 | 103.54% | 104.08% | 98.32% | 99.28% | 1.04 | 22.57% | 31.15% | 84.85% |
| Franklin | 3 | 114,325 | 97,400 | 129.11% | 124.07% | 123.42% | 117.38% | 1.10 | 25.04% | 36.25% | 24.20% |
| Fremont | 6 | 86,990 | 73,500 | 115.60% | 103.75% | 111.97% | 118.35% | 0.98 | 24.76% | 28.58% | 34.09% |
| Gem | 21 | 506,190 | 466,701 | 122.41% | 117.03% | 118.07% | 108.46% | 1.13 | 24.00% | 27.67% | 4.75% |
| Gooding | 8 | 163,871 | 159,000 | 100.09% | 101.31% | 99.12% | 103.06% | 0.97 | 10.74% | 14.88% | 97.06% |
| Idaho | 9 | 72,880 | 67,500 | 104.15% | 98.60% | 97.11% | 107.97% | 0.96 | 30.90% | 38.50% | 67.00% |
| Jefferson | 6 | 42,970 | 38,300 | 104.82% | 105.39% | 100.86% | 112.19% | 0.93 | 20.47% | 28.30% | 66.64% |
| Jerome | 7 | 142,750 | 235,314 | 81.30% | 51.35% | 69.45% | 60.66% | 1.34 | 65.65% | 66.10% | 92.22% |
| Kootenai | 164 | 5,527,133 | 6,676,972 | 89.99% | 86.96% | 86.85% | 82.78% | 1.09 | 19.73% | 27.88% | 49.83% |
| Latah | 91 | 1,938,937 | 1,978,068 | 105.42% | 99.15% | 99.91% | 98.02% | 1.08 | 26.70% | 33.05% | 89.48% |
| Lemhi | 1 | 1,233 | 950 | | | | | | | | |
| Lewis | 1 | 6,560 | 7,000 | | | | | | | | |
| Lincoln | | | | | | | | | | | |
| Madison | 10 | 130,099 | 124,513 | 108.92% | 104.59% | 107.60% | 104.49% | 1.04 | 12.99% | 16.97% | 57.53% |
| Minidoka | 7 | 123,610 | 120,000 | 126.34% | 111.09% | 120.86% | 103.01% | 1.23 | 26.95% | 33.43% | 15.39% |
| Nez Perce | 55 | 1,566,767 | 1,744,684 | 98.05% | 95.44% | 93.40% | 89.80% | 1.09 | 24.27% | 31.26% | 97.24% |
| Oneida | | | | | | | | | | | |
| Owyhee | 12 | 487,493 | 484,862 | 105.16% | 98.88% | 101.81% | 100.54% | 1.05 | 19.35% | 26.95% | 72.57% |
| Payette | 5 | 141,450 | 165,500 | 82.94% | 88.37% | 82.17% | 85.47% | 0.97 | 9.07% | 14.54% | 90.49% |
| Power | | | | | | | | | | | |
| Shoshone | 14 | 246,622 | 273,357 | 118.76% | 102.20% | 110.43% | 90.22% | 1.32 | 39.08% | 39.62% | 24.51% |
| Teton | | | | | | | | | | | |
| Twin Falls | 43 | 898,615 | 927,725 | 104.82% | 98.28% | 100.83% | 96.86% | 1.08 | 24.07% | 27.21% | 88.30% |
| Valley | 8 | 141,110 | 158,000 | 92.51% | 101.73% | 88.70% | 89.31% | 1.04 | 18.21% | 27.88% | 97.26% |
| Washington | 4 | 113,900 | 104,500 | 102.72% | 112.00% | 99.81% | 109.00% | 0.94 | 13.21% | 25.03% | 71.57% |

Statewide 1,036 24,537,374 26,703,681 102.32% 97.39% 97.67% 91.89% 111.35% 24.54% 30.78% Approx. 100%

Some Counties DO NOT have sales in some of the categories.

| County | Mean Lower Confidence Interval (90%) | Mean Upper Confidence Interval (90%) | Median Lower Confidence Interval (90%) | Median Upper Confidence Interval (90%) | Weighted Mean Lower Confidence Interval (90%) | Weighted Mean Upper Confidence Interval (90%) | Distribution | Average Sale Price or Value (\$) |
|---------------|---|---|---|---|--|--|---------------------|---|
| Ada | 95.13% | 101.63% | 89.50% | 97.09% | 85.49% | 91.73% | Normal | 25,550 |
| Adams | | | | | | | | |
| Bannock | 108.47% | 121.15% | 99.78% | 117.07% | 98.43% | 114.64% | Normal | 15,438 |
| Bear Lake | | | | | | | Normal | 31,500 |
| Benewah | 109.07% | 140.82% | 103.18% | 141.60% | 94.60% | 121.55% | Normal | 14,222 |
| Bingham | 91.72% | 107.95% | 92.73% | 113.14% | 88.26% | 110.35% | Normal | 11,396 |
| Blaine | 115.22% | 167.13% | N/A | N/A | 112.26% | 166.97% | Normal | 9,583 |
| Boise | | | | | | | ----- | 7,500 |
| Bonner | 95.72% | 110.01% | 94.59% | 108.69% | 89.45% | 101.76% | Normal | 54,262 |
| Bonneville | 78.84% | 114.32% | 71.78% | 114.40% | 73.22% | 92.40% | Normal | 16,259 |
| Boundary | 101.40% | 162.23% | 90.14% | 193.59% | 96.80% | 126.40% | Normal | 12,519 |
| Butte | | | | | | | ----- | 6,000 |
| Camas | | | | | | | | |
| Canyon | 99.04% | 105.82% | 97.90% | 105.45% | 94.70% | 103.41% | Normal | 23,328 |
| Caribou | | | | | | | | |
| Cassia | 90.32% | 103.93% | NA | NA | 89.38% | 104.77% | Normal | 14,163 |
| Clark | | | | | | | Normal | 3,750 |
| Clearwater | 63.81% | 155.94% | N/A | N/A | 38.53% | 110.13% | Normal | 31,883 |
| Custer | 74.45% | 144.73% | N/A | N/A | 81.24% | 112.72% | Normal | 10,984 |
| Elmore | 92.74% | 114.35% | 90.48% | 108.94% | 89.41% | 109.15% | Normal | 11,117 |
| Franklin | 50.20% | 208.01% | N/A | N/A | 41.16% | 193.59% | Normal | 32,467 |
| Fremont | 88.42% | 142.78% | N/A | N/A | 86.13% | 150.58% | Normal | 12,250 |
| Gem | 109.66% | 135.16% | 97.54% | 135.63% | 97.46% | 119.46% | Normal | 22,224 |
| Gooding | 90.11% | 110.07% | NA | NA | 90.17% | 115.96% | Normal | 19,875 |
| Idaho | 79.29% | 129.01% | 61.80% | 151.60% | 90.14% | 125.80% | Normal | 7,500 |
| Jefferson | 80.42% | 129.23% | N/A | N/A | 77.58% | 146.80% | Normal | 6,383 |
| Jerome | 41.84% | 120.77% | N/A | N/A | 40.74% | 80.59% | Normal | 33,616 |
| Kootenai | 86.77% | 93.21% | 85.41% | 89.52% | 80.50% | 85.06% | Non-normal | 40,713 |
| Latah | 99.42% | 111.43% | 95.68% | 103.47% | 94.51% | 101.53% | Normal | 21,737 |
| Lemhi | | | | | | | ----- | 950 |
| Lewis | | | | | | | ----- | 7,000 |
| Lincoln | | | | | | | | |
| Madison | 98.21% | 119.63% | 90.35% | 124.96% | 94.87% | 114.10% | Normal | 12,451 |
| Minidoka | 95.32% | 157.37% | N/A | N/A | 92.03% | 113.99% | Normal | 17,143 |
| Nez Perce | 91.25% | 104.85% | 85.50% | 107.61% | 84.27% | 95.34% | Normal | 31,722 |
| Oneida | | | | | | | | |
| Owyhee | 90.46% | 119.86% | 86.51% | 129.77% | 88.21% | 112.88% | Normal | 40,405 |
| Payette | 71.45% | 94.44% | N/A | N/A | 78.92% | 92.01% | Normal | 33,100 |
| Power | | | | | | | | |
| Shoshone | 96.49% | 141.03% | 83.43% | 162.57% | 76.30% | 104.14% | Normal | 19,525 |
| Teton | | | | | | | | |
| Twin Falls | 97.66% | 111.97% | 93.48% | 117.00% | 86.19% | 107.54% | Normal | 21,575 |
| Valley | 75.22% | 109.79% | NA | NA | 69.82% | 108.80% | Normal | 19,750 |
| Washington | 72.47% | 132.96% | N/A | N/A | 92.40% | 125.59% | Normal | 26,125 |

Statewide 100.71% 103.93% 96.12% 98.77% 90.41% 93.37% Non-normal 25,776

Some Counties DO NOT have sales in some of the categories.